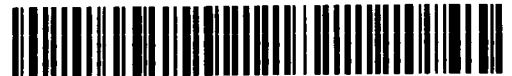


Klamath County, Oregon

Klamath County, Oregon



01/11/2022 10:01:25 AM

Fee: \$87.00

Grantors Ronald V. Cox and Thelma R. Cox

2015 Huron Street
Klamath Falls, Oregon 97601

Grantee: Ronald V. Cox and Thelma R. Cox

Co-Trustees of The Lewis M. Force Living Trust

U/A dated April 23, 2021

2015 Huron Street
Klamath Falls, Oregon 97601

Send Tax Statements To

Ronald V. Cox and Thelma R. Cox
2015 Huron Street
Klamath Falls, Oregon 97601

After Recording Return to

Ronald V. Cox and Thelma R. Cox
2015 Huron Street
Klamath Falls, Oregon 97601

WARRANTY DEED

Ronald V. Cox and Thelma R. Cox as husband and wife and as Grantors of the property described below, do hereby warrant and transfer to Ronald V. Cox and Thelma R. Cox, co-Trustees of The Cox Family Trust U/A dated October 15, 2021, the following-described real property and improvements located at 2015 Huron Street, Klamath Falls, Klamath County, Oregon, and legally described as:

SEE EXHIBIT 'A'

Subject to and excepting: All Easements, Restrictions, Reservations, Conditions, Covenants and Agreements of Record.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHT OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER ORS 195.300, 195.A391 AND 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The true consideration for this conveyance is \$0. This transfer is being made for estate planning purpose of the Grantor.

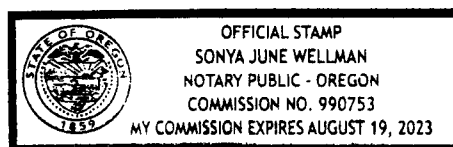
Dated this 20th day of October, 2021.


RONALD V. COX

Thelma R. Cox
THELMA R. COX

STATE OF OREGON)
) ss.
County of Oregon)

This instrument was acknowledged before me on the 11th day of January, 2022 by Ronald V. Cox and Thelma R. Cox as their voluntary act and deed.



Erin Jane Wells
Notary Public for the State of Oregon
My commission Expires: 08/19/2023

EXHIBIT 'A'

SITUATED IN THE COUNTY OF KLAMATH AND STATE OF OREGON, TO WIT: THE NORTHEASTERLY 1/2 OF LOTS 5 AND 6, BLOCK 46, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN DOCUMENT NO. M00-6348, OF THE KLAMATH COUNTY, OREGON RECORDS.