

2022-014202

Klamath County, Oregon

**GRANTORS NAME AND ADDRESS**

GLENN D. COX and JULIE E. COX  
680 Cross Road  
Klamath Falls, Oregon 97603



00309658202200142020020027

12/13/2022 08:01:29 AM

Fee: \$87.00

**GRANTEES NAME AND ADDRESS**

GLENN COX and JULIE COX, Trustees of  
the GLENN AND JULIE COX REVOCABLE TRUST  
680 Cross Road  
Klamath Falls, Oregon 97603

**AFTER RECORDING RETURN TO**

NEAL G. BUCHANAN, Attorney at Law  
435 Oak Avenue  
Klamath Falls, Oregon 97601

**SEND TAX STATEMENTS TO**

GRANTEES  
680 Cross Road  
Klamath Falls, Oregon 97603

**WARRANTY DEED - STATUTORY FORM**

**GLENN D. COX and JULIE E. COX, Grantors**, convey and warrant to  
**GLENN COX and JULIE COX, Trustees of the GLENN AND JULIE COX  
REVOCABLE TRUST uad 12-12-22 Grantees**, that certain real property  
located in Klamath County, State of Oregon, legally described on  
Exhibit A, attached hereto and incorporated herein by reference as  
though fully set forth.

The true and actual consideration for this conveyance is \$0.  
However, the actual consideration consists of or includes other  
property or value given or promised which is the whole  
consideration, being for estate planning purposes.

"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, 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 RIGHTS OF  
NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND  
195.305 TO 195.336 AND SECTIONS 5 TO 11, 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."

GLENN D. COX, Grantor

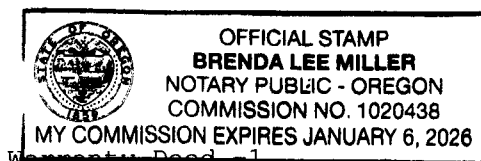
JULIE E. COX, Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 12th day of  
December, 2022, by **GLENN D. COX and JULIE E. COX**, Grantors.

NOTARY PUBLIC FOR OREGON

My Commission Expires: 1-6-26



## EXHIBIT A

### PARCEL 1:

Commencing at the East one-quarter corner of Section 7, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North 1784.31 feet; thence West 1266.11 feet to a point on the West boundary of Lower Lake Road for the true point of beginning; thence South 89 degrees 00' 50" West 1060 feet, more or less, to the centerline of the North Canal; thence Northwesterly along the centerline of the North Canal to the East boundary of the Northwest one-quarter of the Northwest one-quarter of said Section 7; thence North, along said East boundary to a point 30.00 feet South of the North boundary of said Section 7, said point also being the South boundary of State Highway No. 423, commonly known as Cross Road; thence Easterly, along said road boundary to the Westerly boundary of Lower Lake Road; thence South 22 degrees 57' 11" East along the boundary of Lower Lake Road to the point of beginning.

EXCEPTING THEREFROM that part of the above described tract lying within Government Lots 7 and 10 of said Section 7.

ALSO EXCEPTING THEREFROM any portion lying within the right of way of Cross Road and Lower Klamath Lake Road.

TOGETHER WITH beginning at a point on the Westerly right of way line of the Lower Klamath Lake Road, from which point the East 1/4 corner of Section 7, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon bears East 1266.11 feet and South 1784.31 feet distant; thence North 67 degrees 02' 49" East 30.00 feet to a point on the centerline of said Lower Klamath Lake Road; thence along said centerline South 22 degrees 57' 11" East 33.4 feet to a point; thence South 67 degrees 02' 49" West 30.0 feet, to a point on the Westerly right of way line of said road; thence South 86 degrees 58' 15" West along an existing fence line and the extension thereon 1025.8 feet, more or less, to a point on the centerline of the North Canal of the Klamath Drainage District as the same is presently located and constructed; thence Northwesterly along said canal centerline 82.5 feet, more or less, to a point; thence North 89 degrees 00' 50" East 26 feet, more or less, to a 5/8" iron pin reference monument; thence North 89 degrees 00' 50" East 1033.95 feet, more or less, to the point of beginning.

### PARCEL 2:

Lot 7 of Section 7, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, Less and except that portion deeded to Anita M. Dunn recorded January 8, 1948 in Volume 215 Page 357, deed records of Klamath County, Oregon.

### PARCEL 3:

All that part of Lot 7 of Section 7, Township 40 South, Range 9 East of the Willamette Meridian, lying Southwesterly from the centerline of the New North Canal of the Klamath Drainage District as now located and constructed.