

Grantor's Name and Address

BILLY J. COX
NICOLETTE M. COX
15808 HWY. 140E
KLAMATH FALLS, OREGON 97603

Grantee's Name and Address

BILLY J. COX AND
NICOLETTE M. COX, TRUSTEES
COX LIVING TRUST
DATED DECEMBER 6, 2022
15808 HWY. 140E
KLAMATH FALLS, OREGON 97603

After recording, return to:

THE ESTATE PLANNING GROUP
711 BENNETT AVENUE
MEDFORD, OREGON 97504

Until requested otherwise, send all tax statements to:

BILLY J. COX
NICOLETTE M. COX
15808 HWY. 140E
KLAMATH FALLS, OREGON 97603

2022-014490

Klamath County, Oregon



00309991202200144900020024

12/22/2022 10:21:48 AM

Fee: \$87.00

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that BILLY J. COX AND NICOLETTE M. COX, hereinafter called grantor, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto BILLY J. COX AND NICOLETTE M. COX, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE COX LIVING TRUST DATED DECEMBER 6, 2022, AND ANY AMENDMENTS THERETO, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to the Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any liability or obligation under this instrument, but merely define the scope, nature and amount of such liability or obligations.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except: NONE, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 6th day of December, 2022; if the grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors,

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. 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.

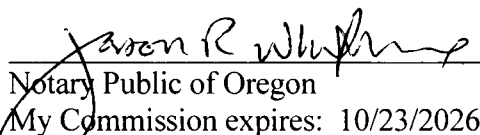

BILLY J. COX


NICOLETTE M. COX

State of Oregon

County of Jackson

Before me this 6th day of December, 2022, personally appeared BILLY J. COX and NICOLETTE M. COX, and acknowledged the foregoing instrument to be their voluntary act and deed.


Notary Public of Oregon
My Commission expires: 10/23/2026

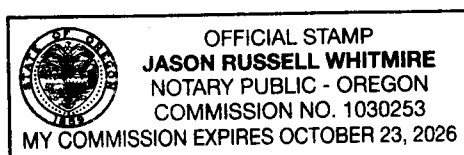


EXHIBIT "A"

PARCEL 1:

A parcel of land lying within the Southeast 1/4 of the Northwest 1/4 of Section 12, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point that bears North 26° 26' 28" East 4289.79 feet from the Section corner common to Sections 11, 12, 13 and 14 in Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence South 38° 09' 43" West 96.19 feet; thence South 42° 34' 06" West 757.45 feet to the East line of a road; thence Northerly along said East line of a road to a point that is North 04° 10' 32" West 60.40 feet; thence North 01° 28' 23" West 347.02 feet to the Southerly boundary of the Klamath Irrigation District "E" Canal; thence Northeasterly along the Klamath Irrigation District Canal right of way to a point that is North 32° 17' 45" West 160.44 feet from the point of beginning; thence South 32° 17' 45" East a distance of 160.44 feet to the point of beginning, with bearings based on Survey No. 1300 as filed in the Klamath County Engineer's Office.

PARCEL 2:

A parcel of land lying within the E 1/2 of the NW 1/4 of Section 12, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Southwest corner of said Section 12, thence North 26° 26' 28" East, 4289.79 feet to a 5/8" iron pin for the true point of beginning; thence South 38° 09' 43" West, 96.19 feet; thence South 42° 34' 06" West, 757.45 feet to the Easterly boundary of Highway No. 140; thence North 78° 19' 50" East, 347.55 feet; thence North 37° 59' 30" East, 97.00 feet; thence North 44° 07' 00" East, 607.68 feet; thence North 23° 39' 40" West, 333.83 feet to the Southerly boundary of the Klamath Irrigation District "E" Canal; thence Southwesterly along said boundary to a point that is North 32° 17' 45" West 160.44 feet from the true point of beginning; thence South 32° 17' 45" East 160.44 feet to the true point of beginning, with bearings based on Survey No. 1784, as filed in the Klamath County Engineer's Office. *MM*