

2023-000533

Klamath County, Oregon



00310924202300005330020026

01/26/2023 11:06:35 AM

Fee: \$87.00

After recording, please send to:
Ronald Vernon Cox
2015 Huron Street
Klamath Falls, OR 97601

* Please also mail tax statements to the above address.

QUITCLAIM DEED

This Quitclaim Deed, executed this ____ day of November, 2022,

By Grantors, *Ronald V. Cox and Thelma R. Cox, Co-Trustees of The Cox Family Trust*
To Grantee, *Ronald V. Cox, individually*

WITNESSETH, that the said Grantors, for good consideration, do hereby remise, release, and quitclaim unto said Grantee forever, all the right, title, interest, and claim which the said Grantors have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, To Wit:

THE NORTHEASTERLY ½ 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.

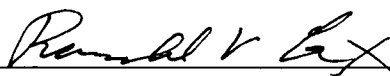
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IN WITNESS WHEREOF, said Grantor has signed and sealed these presents the day and year first above written. Signed, sealed, and delivered in the presence of:

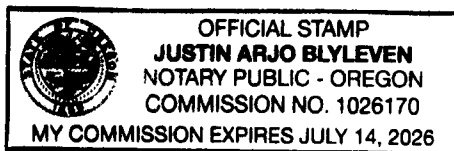

RONALD V. COX, Grantor
Co-Trustee of The Cox Family Trust



THELMA R. COX, Grantor
Co-Trustee of The Cox Family Trust

STATE OF OREGON)
) ss.
County of Klamath)

The above-mentioned person, RONALD V. COX, appeared before me and acknowledged that she executed the above instrument.

Subscribed and sworn to before me this 29th day of November, 2022.

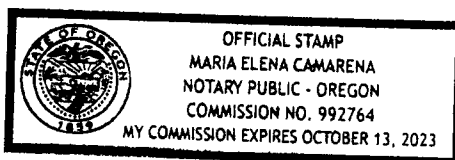



Notary Public for Oregon
My Commission Expires: 07/14/2026

STATE OF OREGON)
) ss.
County of Lincoln)

The above-mentioned person, THELMA R. COX, appeared before me and acknowledged that she executed the above instrument.

Subscribed and sworn to before me this 3 day of ^{my January 2023} ~~November, 2022~~ ^{me}




Notary Public for Oregon
My Commission Expires: OCT 13, 2023