

2023-007595

Klamath County, Oregon

NAME AND MAILING ADDRESS OF GRANTOR:
ROGER COX
41518 LAKEWOODS DR
KLAMATH FALLS OR 97601

NAME AND MAILING ADDRESS OF GRANTEE:
ROGER COX & WENDY C. JONES
41518 LAKEWOODS DR
KLAMATH FALLS OR 97601

AFTER RECORDING RETURN THIS DOCUMENT TO:
ROGER COX & WENDY C. JONES
41518 LAKEWOODS DR
KLAMATH FALLS OR 97601

SEND ANNUAL TAX STATEMENTS TO:
ROGER COX & WENDY C. JONES
41518 LAKEWOODS DR
KLAMATH FALLS OR 97601



00319391202300075950020023

08/31/2023 11:24:07 AM

Fee: \$87.00

WARRANTY DEED – STATUTORY FORM

BY THIS INSTRUMENT, **ROGER LYLE COX III**, Grantor, hereby releases, conveys, and warrants to, **ROGER LYLE COX III** and **WENDY C. JONES** Grantee(s), not as tenants in common but with the right of survivorship, Grantee's assigns and the heirs of the survivor of Grantee, all rights, title, and interest free and clear of any encumbrances in and to the following described real property (except for those encumbrances specifically set forth below), situated in the County of Klamath, State of Oregon, to wit:

LOT 19 IN BLOCK 3, TRACT 1051, LAKEWOODS UNIT NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. TAN71843

For information purposes only: Commonly known address, map, and tax-lot number and Parcel ID may be referenced here **41518 LAKEWOODS DR KLAMATH FALLS OR 97601**

The true and actual consideration for this conveyance is: ZERO AND NO/100 DOLLARS (\$ 0.00). (See requirements of ORS 93.030).

This property is free and clear of any and all encumbrances except for and subject to: Covenants, conditions, restrictions, reservations, set-back lines, power of special districts and easements of record, if any.

Grantor is lawfully seized in fee simple title in the subject property, and hereby warrants and will forever defend title against all persons or entities who may lawfully claim the same.

IN WITNESS WHEREOF, the undersigned executed this document on the date and set forth below.

Dated this 24th day of August, (Any signature on behalf of a business or other entity is hereby made with the express authority of that entity).

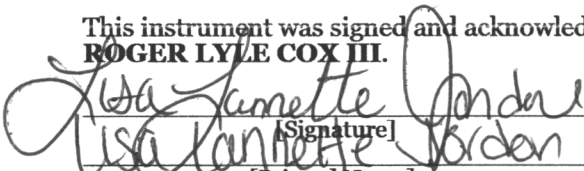


ROGER LYLE COX III, Grantor

ACKNOWLEDGEMENT

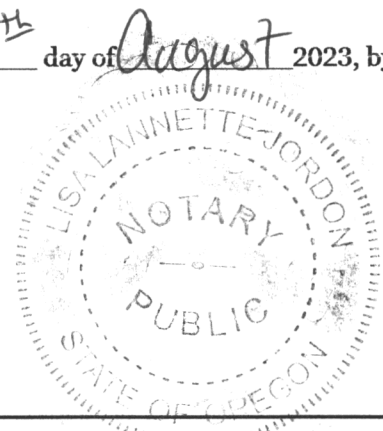
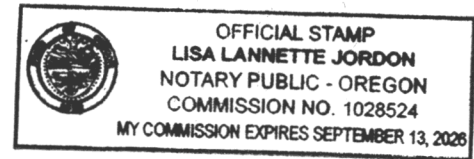
State of Oregon)
County of Jackson) ss.

This instrument was signed and acknowledged before me on the 24th day of August 2023, by **ROGER LYLE COX III**.



[Signature]

[Printed Name]
Notary Public for the State of Oregon
My Commission expires on: 09/13/2026



Oregon State Disclosure for all Real Property: BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund), 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. 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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. Include required reference if real property is subject to Oregon Laws 2007, Chapter 866, Section 3.

© Copyright 2022, Legal Document Center. All rights reserved.