



2023-008451
Klamath County, Oregon
09/28/2023 01:18:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Tristan Cox and Surayha Cox and James A Warren and
Katheryn Warren
PO BOX 3555
La Pine, OR 97739

Until a change is requested all tax statements shall be
sent to the following address:

Tristan Cox and Surayha Cox and James A Warren and
Katheryn Warren
PO BOX 3555
La Pine, OR 97739
File No. 606276AM

STATUTORY WARRANTY DEED

Lori S. Meyer,

Grantor(s), hereby convey and warrant to

Tristan Cox and Surayha Cox, as Tenants by the Entirety, as to an undivided 50% and James A Warren and Katheryn Warren, as Tenants by the Entirety, as to an undivided 50%

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

PARCEL 1:

That portion of the E1/2 SW1/4 SW1/4 of Section 10, Township 23 South, Range 10, East of the Willamette Meridian, Klamath County, Oregon, which lies South of Howard Lane.

PARCEL 2:

NW1/4 NW1/4 of Section 15, Township 23 South, Range 10 East of the Willamette Meridian, SAVING AND EXCEPTING that portion deed to Klamath County for public road purposes in Microfilm Records M-66 on Page 6545, records of Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2310-01500-00200
2310-01000-01300
2310-01000-01300

The true and actual consideration for this conveyance is \$810,000.00.

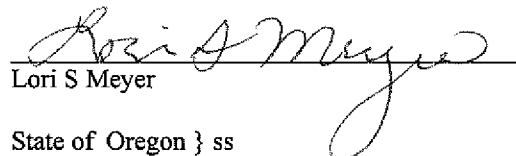
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2023-2024 Real Property Taxes, a lien not yet due and payable

Return To:

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, 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

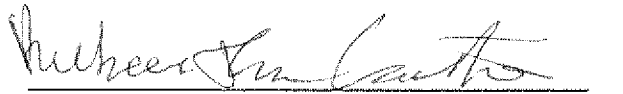
Dated this 20 day of Sept. 2023.


Lori S Meyer

State of Oregon } ss
County of Deschutes }

On this 20 day of September, 2023, before me, Rebecca Jean Carter a Notary Public in and for said state, personally appeared Lois S. Meyer, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of Oregon
Residing at: La Pine Oregon
Commission Expires: March 12 2024

