

Ronda Kennedy  
Returned at Counter

2024-004073  
Klamath County, Oregon



00328707202400040730020023

05/23/2024 10:12:10 AM

Fee: \$87.00

**AFTER RECORDING RETURN TO:**

Timothy E. Brophy  
Brophy Law PC  
33 N. Central Ave., Suite 300  
Medford, OR 97501

**SEND TAX STATEMENTS TO:**

Roger L. Cox III and Wendy C. Cox,  
Co-Trustees of the Cox Living Trust  
dated March 14, 2024  
41518 Lakewoods Drive  
Klamath Falls, Oregon 97601

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**STATUTORY WARRANTY DEED**

Roger Lyle Cox III and Wendy C. Cox (formerly known and holding title as as Wendy C. Jones), not as tenants in common but with rights of survivorship, Grantors, hereby convey and warrant to Roger L. Cox III and Wendy C. Cox, Co-Trustees of the Cox Living Trust dated March 14, 2024, Grantees, that certain real property free of liens and encumbrances except those of record and as specifically set forth herein, situated in Klamath County, Oregon, and legally described as follows:

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


There is no monetary consideration for this conveyance. It is made 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, 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.**

**GRANTORS:**

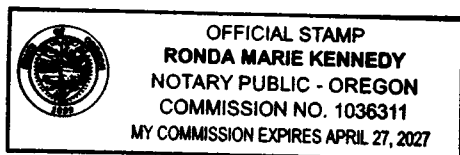
March 14<sup>th</sup>, 2024

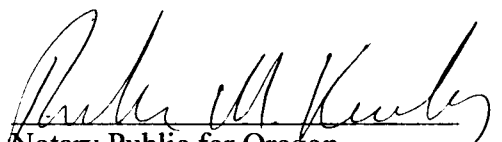
  
Roger Lyle Cox III

  
Wendy C. Cox  
(formerly known as Wendy C. Jones)

STATE OF OREGON           )  
  ) ss  
County of Jackson        )

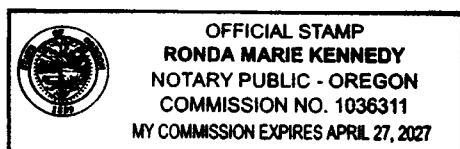
This instrument was acknowledged before me on the 14<sup>th</sup> day of March 2024 by Roger Lyle Cox III.

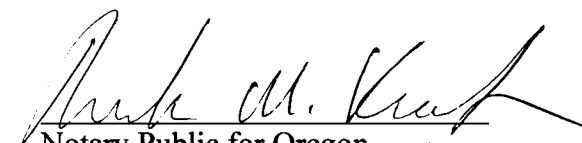


  
Notary Public for Oregon  
My Commission expires: 4/27/27

STATE OF OREGON           )  
  ) ss  
County of Jackson        )

This instrument was acknowledged before me on the 14<sup>th</sup> day of March 4, 2024, by Wendy C. Cox (formerly known as Wendy C. Jones).



  
Notary Public for Oregon  
My Commission expires: 4/27/27