

**Klamath County, Oregon**

00329702202400048990010017

06/17/2024 02:03:38 PM

**Fee: \$82.00**

## Klamath County, Oregon

00330455202400055530010016

07/01/2024 02:46:21 PM

**Fee: \$82.00**

Until requested otherwise, send all  
tax statements to:

**Rolland R. Cox Jr & Linda J. Cox, Trustors/Trustees**  
2640 Nile St.  
Klamath Falls, OR 97603

Rerecorded at the request of Lam Law Office PC  
to correct legal description previously recorded  
in 2024-004899.

## WARRANTY DEED

**Rolland R. Cox Jr and Linda J. Cox**, "Grantors," hereby conveys, grants, sells and warrants, to **Rolland R. Cox Jr and Linda J. Cox, trustees of the Rolland and Linda Cox Joint Revocable Living Trust, UAD** June 13 2024, or to such Successor Trustee(s) of such trust(s) created under such instrument(s) as may hereafter be appointed, "Grantee," the following real property, situated in **Klamath County**, State of Oregon, free of encumbrances except for matters of public record:


**Parcel 1 of Land Partition 6-02, said Land Partition being a replat of  
Parcels 1 and 2 of Land Partition 36-01, Parcel 2 of Land Partition 46-91 and  
Parcel 3 of Land Partition 10-95 as adjusted by Property Line adjustment 40-  
96, situated in the SW ¼ SW ¼ of Section 1, Township 39 South, Range 9 East  
of the Willamette Meridian, Klamath County, Oregon.**

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS 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 GRANTORS UNDER A STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD EXTENDED]. IT IS THE INTENTION OF THE GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTORS OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

The true consideration for this conveyance is \$0 per trust agreement.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

*Rolland R. Cox Jr.*  
**Rolland R. Cox Jr**

  
Linda J. Cox

STATE OF OREGON                                 )  
County of KLAMATH                            ) ss.  
  )

The foregoing instrument was acknowledged before me Bonnie H. Lam (Name of Notary) this 13 day of June 2024 by Rolland R Cox Jr and Linda J. Cox.

Notary Public for Oregon

My Commission Expires: 3/15/2027

