



2024-008236
Klamath County, Oregon
09/20/2024 08:31:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Billy J. Cox and Nicolette M. Cox, Trustees, or
their successors in trust under the Cox Living
Trust Dated December 6, 2022, and any
amendments thereto

15808 Hwy. 140 E

Klamath Falls, OR 97603

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

Billy J. Cox and Nicolette M. Cox, Trustees, or
their successors in trust under the Cox Living
Trust Dated December 6, 2022, and any
amendments thereto

15808 Hwy. 140 E

Klamath Falls, OR 97603

File No. 650753AM

STATUTORY WARRANTY DEED

Thomas L. Bray,

Grantor(s), hereby convey and warrant to

**Billy J. Cox and Nicolette M. Cox, Trustees, or their successors in trust under the Cox Living Trust
Dated December 6, 2022, and any amendments thereto,**

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:

**Unit 10014 (McGuire Avenue) Supplemental Plat, Tract 1379, Falcon Heights Condominium, Stage
3, according to the official plat thereof on file in the office of the County Clerk, Klamath County,
Oregon.**

The true and actual consideration for this conveyance is \$250,000.00.

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:

Real property taxes due, if any, but not yet payable

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: September 19th, 2024

Thomas L. Bray

Thomas L. Bray

State of Texas } ss
County of Denton }

On this 19th day of September, 2024, before me, Brock Repec, a Notary Public in and for said state, personally appeared Thomas L. Bray, 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.

Brock Repec

Notary Public for the State of Texas
Denton County, Texas

Residing at: _____

Commission Expires: 08/18/2025

Electronically signed and notarized online using the Proof platform.

