



2024-010753
Klamath County, Oregon
12/12/2024 11:09:02 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Anthony T. Tyree and Chelsey Tyree

35105 Sprague River Rd.

Sprague River, OR 97639

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

Anthony T. Tyree and Chelsey Tyree

35105 Sprague River Rd.

Sprague River, OR 97639

File No. 656554AM

STATUTORY WARRANTY DEED

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,

Grantor(s), hereby convey and warrant to

Anthony T. Tyree and Chelsey Tyree,

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:

Please see attached Exhibit "A"

The true and actual consideration for this conveyance is \$575,000.00.

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: December 9, 2024

Cox Living Trust Dated December 6, 2022, and any amendments thereto

By: Billy J. Cox
Billy J. Cox, Trustee

By: Nicolette M. Cox
Nicolette M. Cox, Trustee

State of Oregon } ss.
County of Klamath }

On this 10th day of December, 2024, before me, Marjorie Anne Stuart a Notary Public in and for said state, personally appeared Billy J. Cox and Nicolette M. Cox known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Cox Living Trust Dated December 6, 2022, and any amendments thereto, and acknowledged to me that he/she/they executed the same as Trustee.

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

Marjorie Anne Stuart
Notary Public for the State of Oregon»
Residing at: Klamath Falls
Commission Expires: 5/18/2025

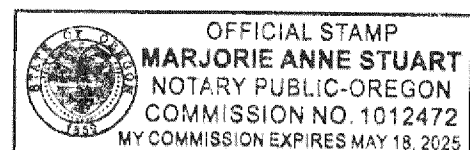


EXHIBIT "A"

PARCEL 1:

A parcel of land lying within the Southeast 1/4 of the Northwest 1/4 of Section 12, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point that bears North 26 degrees 26' 28" East 4289.79 feet from the Section corner common to Sections 11, 12, 13 and 14 in Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence South 38 degrees 09' 43" West 96.19 feet; thence South 42 degrees 34' 06" West 757.45 feet to the East line of a road; thence Northerly along said East line of a road to a point that is North 04 degrees 10' 32" West 60.40 feet; thence North 01 degrees 28' 23" West 347.02 feet to the Southerly boundary of the Klamath Irrigation District "E" Canal; thence Northeasterly along the Klamath Irrigation District Canal right of way to a point that is North 32 degrees 17' 45" West 160.44 feet from the point of beginning; thence South 32 degrees 17' 45" East a distance of 160.44 feet to the point of beginning, with bearings based on Survey No. 1300 as filed in the Klamath County Engineer's Office.

PARCEL 2:

A parcel of land lying within the E1/2 of the NW1/4 of Section 12, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Southwest corner of said Section 12, thence North 26 degrees 26' 28" East, 4289.79 feet to a 5/8" iron pin for the true point of beginning; thence South 38 degrees 09' 43" West, 96.19 feet; thence South 42 degrees 34' 06" West, 757.45 feet to the Easterly boundary of Highway No. 140; thence North 78 degrees 19' 50" East, 347.66 feet; thence North 37 degrees 59' 30" East, 97.00 feet; thence North 44 degrees 07' 00" East, 607.68 feet; thence North 23 degrees 39' 40" West, 333.83 feet to the Southerly boundary of the Klamath Irrigation District "E" Canal; thence Southwesterly along said boundary to a point that is North 32 degrees 17' 45" West 160.44 feet from the true point of beginning; thence south 32 degrees 17' 45" East 160.44 feet to the true point of beginning, with bearings based on Survey No. 1784, as filed in the Klamath County Engineer's Office.