

2025-006198

Klamath County, Oregon

07/18/2025 01:52:01 PM

Fee: \$97.00



THIS SPACE RESERVED FOR RE

After recording return to:
Brocton Cox and Sofia Cox
4463 Barry Avenue
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Brocton Cox and Sofia Cox
4463 Barry Avenue
Klamath Falls, OR 97603

File No.: 7161-4281197 (SA)
Date: June 16, 2025

STATUTORY WARRANTY DEED

Scott J. Murchison and Necia A. Murchison, as tenants by the entirety, Grantor,
conveys and warrants to **Brocton Cox and Sofia Cox as tenants by the entirety**, Grantee,
the following described real property free of liens and encumbrances, except as specifically set
forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$300,000.00**. (Here comply with requirements of ORS 93.030)

APN: 554965

Statutory Warranty Deed
- continued

File No.: 7161-4281197 (SA)

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

The Northeasterly 60 feet of Lot 6 and that part of Lot 5, Block 4, FIRST ADDITION TO TONATEE HOMES, according to the Official Plat thereof on file in the Office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at the most Southerly corner of Lot 5; thence Northeasterly along the Easterly line of said lot, 15 feet to a point; thence Northwesterly and parallel to the Southwesterly line of said lot to the point of intersection of the line common to Lots 4 and 6 produced Northeasterly on a course of North 84° 06' East; thence South 84° 06' West on the line common to Lots 4 and 6 produced Northeasterly to the Northerly corner of Lot 6; thence Southeasterly along the Northeasterly line of said Lot 6 to the Point of Beginning.