

1-1-74

93145

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Guy S. Troxel and  
Mildred L. Troxel, husband and wifehereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
Marjory W. Anderson, a widowthe grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and  
assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:  
A tract of land situated in the N1/2SE1/4 of Section 9 Township 39  
South, Range 10 East of the Willamette Meridian, more particularly  
described as follows:Beginning at the East quarter corner of said Section 9 thence South 0°  
08' West a distance of 608.25 feet, thence North 89°52' West a distance  
of 1323.7 feet to the true point of beginning, thence North 0°08' East  
a distance of 412.17 feet to an iron pin and the Southwest corner of  
Deed Volume M-65 page 661, thence South 89°55' East a distance of 211.3  
feet to an iron pin, thence North 0°08' East to the Southwest corner  
of Deed Volume M-68 page 2191, thence East along the South line of Deed  
Volume M-68 page 2191, thence South 0°08' West 231 feet to the Northeast corner  
of Deed Volume M-71 page 12440, thence North 89°52' West 214.19 feet,  
thence South 0°08' West 205 feet, thence North 89°52' West 14 feet to  
the point of beginning.

(For continuation of this deed see reverse side of this deed)

(If space insufficient, continue description on reverse side)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that  
grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as  
noted of record as of the date of this deed and those apparent upon  
the land, if any, as of the date of this deed,and that  
grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims  
and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$23,500.00

However, the actual consideration consists of or includes other property or value given or promised which is  
the whole consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)In construing this deed and where the context so requires, the singular includes the plural and all grammatical  
changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.In Witness Whereof, the grantor has executed this instrument this 23th day of August, 1974  
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by  
order of its board of directors.(If executed by a corporation,  
affix corporate seal)

Guy S. Troxel

Mildred L. Troxel

STATE OF OREGON,

County of Klamath  
August 28, 1974

Personally appeared

who, being duly sworn,

Personally appeared the above named Guy S.  
Troxel and Mildred L. Troxeleach for himself and not one for the other, did say that the former is the  
president and that the latter is the  
secretary ofand acknowledged the foregoing instru-  
ment to be their voluntary act and deed.and that the seal affixed to the foregoing instrument is the corporate seal  
of said corporation and that said instrument was signed and sealed in be-  
half of said corporation by authority of its board of directors; and each of  
them acknowledged said instrument to be its voluntary act and deed.(OFFICIAL  
SEAL)Notary Public for Oregon  
My commission expires 3-10-77Notary Public for Oregon  
My commission expires:(OFFICIAL  
SEAL)GUY S. TROXEL, ET UX  
P. O. Box 685  
Klamath Falls, Oregon 97601MARJORY W. ANDERSON  
3604 Pine Grove Road  
Klamath Falls, Oregon 97601After recording return to:  
MARJORY W. ANDERSON  
3604 Pine Grove Road  
Klamath Falls, Oregon 97601Until a change is requested all tax statements shall be sent to the following address:  
3604 Pine Grove Road  
Klamath Falls, Oregon 97601

STATE OF OREGON,

County of

I certify that the within instru-  
ment was received for record on the  
day of , 19at o'clock M., and recorded  
in book on page or as  
file/reel number

Record of Deeds of said county.

Witness my hand and seal of  
County of

By

Recording Officer  
Deputy

12389

Subject, however, to the following:

1. Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder.
2. Conditions and restrictions as set forth in deed from Guy S. Troxel, and Mildred L. Troxel to Mrs. Marjory W. Anderson dated November 25, 1959 recorded December 8, 1961, Vol. 334, page 261, Deed Records of Klamath County, Oregon, as follows: Subject to all easements, reservations and restrictions of record, if any. Any dwelling must have a market value of not less than \$8,000.00. No business or enterprise of any kind shall be conducted or maintained which would be a public nuisance or a detriment to the community.
3. Grant of right of way for Transmission lines executed by Roy F. Kinsman to the Pacific Telephone and Telegraph Company, a California corporation, dated May 14, 1942, recorded August 1, 1942, in Deed Volume 149 page 41 records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Ins. Co.

this 14th day of Sept. A.D. 1971 at 11:00 A.M., and

duly recorded in Vol. 1411, of DEEDS on Page 13122

Wm D. MILNE, County Clerk

By *Hazel Drasid*

INDEXED

D 61 ✓

This deed has been corrected and initialled by the Parties hereto and is re-recorded to show correction of a deletion in the legal description. The deletion was "thence East along the South line of Deed Volume M68 page 2191."

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re-recorded

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 7th day of OCTOBER A.D. 1971 at 1:00 PM, and

duly recorded in Vol. 1411, of DEEDS on Page 13121

FEE \$ 4.00

Wm D. MILNE, County Clerk

By *Hazel Drasid*