

66559

WARRANTY DEED - STATUTORY FORM
INDIVIDUAL GRANTOR

Vol. 180

80-995

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BILL TROZELLE and VELMA L. TROZELLE,
husband and wife,
conveys and warrants to JAMES W. DYER and SABANNA DYER, husband and wife, an
undivided one-half interest in common with GREGORY G. FOX and KEENE S. FOX
husband and wife, as to the following described real property free of encumbrances
remaining undivided one-half interest except as specifically set forth herein situated in Klamath
County, Oregon, to-wit:

Lot 3 in Section 30, Township 32 South, Range 7 East of the
Willamette Meridian, Klamath County, Oregon. EXCEPT that portion
of said Lot 3 described as: Beginning at a point on the West line
of said lot which is 660 feet South measured along said lot line,
from the Northwest corner thereof; thence running South along said
lot line 359.4 feet; thence East, parallel with the North line of
said lot, to a point on the East line of said Lot 3; thence North
along said lot line 359.4 feet; thence West parallel with the North
line of said lot to the point of beginning. ALSO EXCEPTING that
portion lying within the boundaries of a legally dedicated road or highway.
The said property is free from encumbrances except easements, reservations, restrictions
of record and the exceptions listed on Exhibit "A" attached hereto

The true consideration for this conveyance is \$16,368.00. (Here comply with the requirements of ORS 93.030)
Conveyance reserves unto Seller an undivided one-half interest in all
oil, gas, and minerals.

Dated this 18 day of September, 1980.

Bill Trozelle

Velma L. Trozelle

STATE OF OREGON, County of Lane

Personally appeared the above named
Bill Trozelle and Velma L. Trozelle, husband and wife,

September 18, 1980

and acknowledged the foregoing instrument to be their voluntary act and deed.
Before me, Notary Public for Oregon - My commission expires 12-20-85

(OFFICIAL SEAL)

WARRANTY DEED

Bill & Velma Trozelle
Gregory & Kenne Fox
James W. & Sabanna Dyer
34934 Seavey Loop Road
GRANTOR
GRANTEE
GRANTEE'S ADDRESS, ZIP

After recording return to:
Eugene Escrow Service, Inc.
P.O. Box 409
Eugene, OR 97440 #80995

NAME, ADDRESS, ZIP

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

James W. Dyer
34934 Seavey Loop Road
Eugene, OR 97405
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of ss.

I certify that the within instru-
ment was received for record on the
day of 19
at o'clock M., and recorded
in book/reel/volume No. on
page. or as document/fee/file/
instrument/microfilm No. Record of Deeds of said county.
Witness my hand and seal of
County affixed.

NAME

By

TITLE

Deputy

17749

1. Taxes for 1980-81 are now a lien, but not yet payable.
(NOTE: Taxes for 1979-80 are paid in full in the amount of \$11.26; code #8-43-1-5-3).

2. The assessment roll and the tax roll disclose that the within described premises were specially assessed as Forest Land. Taxes for the year 1979-80 and possibly prior years have been deferred pursuant to ORS 321.805 to 321.810. These, plus earned interest are due and payable when said reason for the deferment no longer exists.

3. Acreage and use limitations under provisions of United States statutes and regulations issued thereunder.

4. Liens and assessments, contracts, water rights, proceedings, taxes relating to irrigation, drainage and/or reclamation of said lands; and all rights of way for ditches, canals and conduits, if any of the above there may be.

5. Rights of the public in and to that portion of the above-described property lying within the boundaries of public roads or highways.

6. Statement of Owners of Fee Patent Indian Lands to Accompany Application for Right of Way, including the terms and provisions thereof, dated July 7, 1959, recorded August 26, 1959, in Miscellaneous Volume 13, page 535, Records of Klamath County, Oregon. Affects Route KIR S-26, Boundary Butte Lookout Road.

Jim
L.F.

EXHIBIT "A"

STATE OF OREGON: COUNTY OF KLAMATH:

ss.

Filed for record at request of
of September

A.D. 19 86

at 12:39

o'clock

P

M.,

the

30th

day

on Page 17748 and duly recorded in Vol. M86

By Evelyn Biehn, County Clerk

FEE \$14.00

By *Jim Smith*