



#01035141
WARRANTY DEED

AFTER RECORDING RETURN TO:
DONALD G. TROXELL
JUANITA B. TROXELL
1129 Spruce St.
Myrtle Point, OR 97458

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

PAUL R. ZECH, SR. AND BEN JEAN ZECH, HUSBAND AND WIFE
hereinafter called GRANTOR(S), convey(s) to DONALD G. TROXELL
AND JUANITA B. TROXELL, HUSBAND AND WIFE hereinafter called
GRANTEE(S), all that real property situated in the County of
KLAMATH, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A PART
HEREOF AS THOUGH FULLY SET FORTH HEREIN...

"THIS INSTRUMENT WILL 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
APPROVED USES."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except 1) Subject to rules
and regulations of Fire Patrol District. 2) Rights of the
public in and to any portion of the herein described premises
lying within the boundaries of roads or highways. 3) Conditions
and Restrictions in Patent: Recorded: September 29, 1916 Book
46 in page 130. 4) Conditions and Restrictions in Deed:
Recorded on April 22, 1936 in Book 106 at page 295 and 296.

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$32,500.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 4th day of May, 1990.

Paul R. Zech, Sr.
PAUL R. ZECH, SR.

Ben Jean Zech
BEN JEAN ZECH,

STATE OF OREGON, County of KLAMATH)ss.

May 10, 1990.

Personally appeared the above named PAUL R. ZECH, SR. AND BEN
JEAN ZECH and acknowledged the foregoing instrument to be their
voluntary act and deed.

Before me, Harlow L. Addington
Notary Public for OREGON

My Commission Expires: 3-22-93

15 MAY 11 AM '90

EXHIBIT "A"

PARCEL 1:

Beginning at the SE 1/16 corner of Section 19, Township 25 South, Range 8 East of the Willamette Meridian; thence Westerly along South 1/16 line to the Willamette Highway Northeast right of way line; thence Northwesterly 100 feet along said right of way line; thence Northeasterly 260 feet along a line perpendicular to said right of way line to a 2 1/2" x 26" brass-capped steel pipe; thence Southeasterly 290 feet along a line parallel to said right of way line to a 2 1/2" x 26" brass-capped steel pipe; thence Southwesterly to the intersection of said highway Northeast right of way line and East 1/16 line of Section 19; thence Northerly along East 1/16 line to the point of beginning, in the County of Klamath, State of Oregon.

PARCEL 2:

All that portion of the SW 1/4 SE 1/4 of Section 19, Township 25 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Northeasterly of the Northeast right of way of Oregon State Highway No. 58, in the County of Klamath, State of Oregon.

CODE 178 MAP 2508-1900 TL 5700

CODE 178 MAP 2508-1900 TL 101

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 11th day
of May A.D., 19 90 at 11:51 o'clock A M., and duly recorded in Vol. M90,
of Deeds on Page 9004.

FEE \$33.00

Evelyn Biehn - County Clerk

By Quilley Mullens