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ASPEN 35288

Vol. m90 Page 17697

## WARRANTY DEED - OREGON STATUTORY FORM

DONALD G. TROXELL and JUANITA B. TROXELL, GRANTOR, hereby conveys and warrants to WAYSIDE VENTURES, INC., GRANTEE, the following described real property situated in KLAMATH County, Oregon:

Legal description on attached Exhibit "A" and by this reference made a part hereof.

Grantor covenants that they own the above described property free of all encumbrances except those of record 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.

Dated this 8-10 day of Aug, 1990.

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.

Donald G. Troxell  
DONALD G. TROXELL

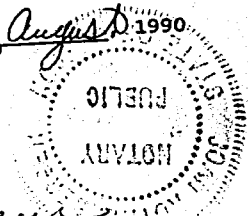
Juanita B. Troxell  
JUANITA B. TROXELL

STATE OF OREGON, County of Cous ss.

The foregoing instrument was acknowledged before me this 10<sup>th</sup> Day of August 1990 by DONALD G. TROXELL / JUANITA B. TROXELL.

Before me:

Joan Rachenberg  
Notary Public for Oregon  
My Commission Expires: 2-19-94



Grantor's Name  
DONALD G. TROXELL  
JUANITA B. TROXELL  
Grantee's Name and Address  
WAYSIDE VENTURES INC.

P.O. Box 48  
Crescent, Or. 97733

After Recording Return To:  
WAYSIDE VENTURES, INC.

P.O. Box 48  
Crescent, Or. 97733

Forward Tax Statements To:  
WAYSIDE VENTURES, INC.

P.O. Box 48  
Crescent, Or. 97733

RESERVED FOR RECORDER'S USE

## 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 4th day  
of Sept. A.D., 19 90 at 2:51 o'clock P.M., and duly recorded in Vol. M90,  
of Deeds on Page 17697.

Evelyn Biehn . County Clerk

By Pauline Neulander

FEE \$33.00