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11-30-93A09:24 RCVD

WARRANTY DEED  
(Statutory Form)Vol. m93 Page 31571

GRANTOR: DWIGHT HOY AND MARY HOY

MTC 31527

CONVEYS AND WARRANTS TO

GRANTEE: HORACE P. BAYNE AND SHARON G. BAYNE, Husband and Wife

the following described real property free of encumbrances except as specifically set forth herein:

PER ATTACHED LEGAL DESCRIPTION EXHIBIT A

Tax account no: 2408 03600 02000 #149967 and #7101

## SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. An easement created by instrument dated June 23, 1969 and recorded June 25, 1969 in Volume M69, Page 5389, Microfilm Records of Klamath County, Oregon.
3. A portion of the premises herein described have been classified as Reforestation Land and is subject to the payment of a yield tax immediately prior to harvesting of any forest crop. Upon declassification as Reforestation Lands an additional tax may be levied.
4. Any improvement located upon the insured property which is described or defined as a Mobile Home under the provisions of Chapters 803 and 820, Oregon Revised Statutes, and is subject to registration as provided therein.

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.

The true and actual consideration for this transfer stated in terms of dollars is \$ 97,500.00. However, if the actual consideration consists of or includes other property or other value given or promised, such other property or value was part of the / the whole of the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of Directors.

GRANTOR:

Dwight Hoy

Mary Hoy

DATED: November 22, 1993

Until a change is requested, all tax statements shall be sent to the following address:  
Grantee at: 670 Pinoleville Drive, Ukiah, CA 95482

STATE OF OREGON, County of Gilliam ss.  
Date: November 22, 1993  
Personally appeared the above named Dwight and Mary Hoy

STATE OF OREGON, County of \_\_\_\_\_ ss.  
Date: \_\_\_\_\_  
Personally appeared \_\_\_\_\_, who being sworn, stated that he/she is the \_\_\_\_\_ of grantor corporation and that this instrument was voluntarily signed and sealed on behalf of the corporation. Before Me:

and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

Hollie Harrison



OFFICIAL SEAL  
HOLLIE HARRISON  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 011843  
COMMISSION EXPIRES DEC 22, 1995

MY COMMISSION EXPIRES:

NOTARY PUBLIC FOR OREGON

COMMISSION EXPIRES:

(DON'T USE THIS SPACE:  
RESERVED FOR RECORDING  
LABEL IN COUNTIES WHERE USED.)

NOTARY SEAL

NOTARY SEAL

AFTER RECORDING RETURN TO:

Key Title Co. #27-20771K  
P.O. Box 6178, Bend, OR 97708

No.:

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

All that portion of the Southwest 1/4 of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, lying Southeasterly of the right of way of the Klamath Northern Railroad, lying and being in Klamath County, Oregon.

EXCEPTING THEREFROM the following: Commencing at the Southeasterly corner of said tract; thence North a distance of 300 feet along the Easterly line thereof; thence West on a line parallel to the South line of said Section a distance of 100 feet; thence South on a line parallel to the East line of said Section, a distance of 300 feet; thence Easterly along the South line of said Section, a distance of 100 feet to the point of beginning.

ALSO EXCEPTING THEREFROM the following: beginning at a point which is 360 feet North and 30 feet West of the Southeast corner of said SE1/4 SW1/4; thence North parallel to the East line of said SE1/4 SW1/4 a distance of 208.7 feet; thence West parallel to the South line of said Section a distance of 208.7 feet; thence South parallel to said East line a distance of 208.7 feet; thence East parallel to said South line a distance of 208.7 feet; to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 30th day  
of Nov. A.D., 19 93 at 9:24 o'clock A M., and duly recorded in Vol. 1993  
of Deeds on Page 31571

FEE \$35.00

Evelyn Biehn  
By *Quilley Mullins* County Clerk