

2023-000999

Klamath County, Oregon



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02/13/2023 03:02:22 PM

Fee: \$87.00

Grantor:

Wyatt L. Troxel and Elsie K. Troxel

9685 Wagner Creek Road

Talent, OR 97540

Grantee:

The David E. and Joyce M. Furlong Revocable Trust

PO Box 595

Keno, OR 97627

After Recording Return To:

David E. Furlong and Joyce M. Furlong

PO Box 595

Keno, OR 97627

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

David E. Furlong and Joyce M. Furlong

PO Box 595

Keno, OR 97627

STATUTORY WARRANTY DEED

Wyatt L. Troxel and Elsie K. Troxel

Grantor(s), hereby convey and warrant to

**David E. Furlong and Joyce M. Furlong, Trustees of the David E. and Joyce M. Furlong Revocable Trust
dated October 16, 2008**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of
encumbrances except as specifically set forth herein:

**Lot 9, Block 2, RIVERSIDE ADDITION TO KENO, according to the official plat thereof on file in
the
office of the County Clerk, Klamath County, Oregon**

The true and actual consideration for this conveyance is \$120,000.

The above-described property is free of encumbrances except all those items of record, if any, as of the
date of this deed and those shown below, if any:

Statutory Warranty Deed

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LOMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED THIS 13th DAY OF FEBRUARY, 2023.

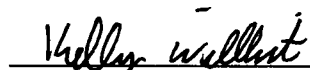

Wyatt L. Troxel


Elsie K. Troxel

State of Oregon } ss
County of Jackson }

On this 13 day of 02, 2023, before me, Kelly Willhite, a Notary Public in and for said state, personally appeared Wyatt L. Troxel and Elsie K. Troxel, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of Oregon
Residing at: Jackson county U.S Bank
Commission Expires: March 23 2026

