

After recording return to:

86442

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Card & Lord Escrow & Collections Co.

P.O. Box 5531

Eugene, Oregon 97405

Until a change is requested, mail all tax statements to:

Larry and Sandra Armstrong

1069 Cole Way

Springfield, Oregon 97477

NAME, ADDRESS, ZIP

# WARRANTY DEED-STATUTORY FORM

JOHN T. PRIEST, Trustee

conveys and warrants to LARRY ARMSTRONG and SANDRA ARMSTRONG Grantor

Grantee, the following described property free of encumbrances, except as specifically set forth herein.

Legal Description see attached Exhibit "A"

'80 JUL 3 PM 3 20

(IF INSUFFICIENT SPACE, CONTINUE DESCRIPTION ON ADDITIONAL PAGE)

The said property is free from all encumbrances except conditions, restrictions, reservations and easements of record

True consideration for this conveyance is \$ 14,000.00  
Dated June 9, 19 80

John T. Priest, Trustee

STATE OF OREGON, County of Lane, ss.

Personally appeared the above named

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

Dated June 9, A.D. 1980

My Commission Expires: Nov 8, 1980

Notary Public for Oregon

CASCADE TITLE COMPANY

1075 Oak Street, Eugene

Form No. 107

12341

entered in

Klamath County, Oregon, to-wit: Beginning at the Northwest corner of Lot 4 in Block 7 of CHEMULT, OREGON, and running thence: South 70° 40' West along the Northerly line of Lot 4 extended Westerly, a distance of 200 feet to a point; thence South 19° 20' East parallel to the Westerly line of Lot 4 a distance of 50 feet to a point; thence North 70° 40' East a distance of 200 feet to a point which is the Southwest corner of above mentioned Lot 4; thence North 19° 20' West along the Westerly line of Lot 4 a distance of 50

feet to the point of beginning, being in the NW 1/4 SW 1/4 of Section 21, Township 27 South, Range 8 East of the Willamette Meridian.

TOGETHER WITH easement created by instrument, including the terms and provisions thereof dated October 1, 1934, recorded July 2, 1936 in Book 106, Page 199 in favor of L. G. Dawson, et ux.

ALSO right of ingress and egress over First Street in Chemult, Oregon, extending southwesterly a distance of 200 feet from the westerly line of Chemult, Oregon, adjacent to the above described tract, granted by instrument dated October 8, 1957 executed by Virginia M. Epperson and George T. Epperson in favor of Jane A. Priest.

ALSO easement of record for the maintenance and repair of water pipe, three feet in width, the same being 1-1/2 feet on each side of the centerline as described by instrument dated July 14, 1960, executed by Orville Farris and Hazel Farris in favor of Jane A. Priest.

EXHIBIT "A"

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 3rd day of July A. D. 1980 at 3:20 clock P M., and

fully recorded in Vol. M80, of Deeds on Page 12340

Wm D. MILNE, County Clerk

By Bernetha J. Ketch

Fee \$7.00