

-WARRANTY DEED-

MERVIN D. WOODARD and EVELYN WOODARD, husband and wife, Grantors convey to JAMES D. ARMSTRONG and GWENNETH L. ARMSTRONG, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances except as specifically set forth herein:

Lot 28, PIEDMONT HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

SUBJECT TO AND EXCEPING:

(1) 1981-82 taxes, a lien, but not yet payable; (2) Regulations, including levies, liens and utility assessments of the City of Klamath Falls; (3) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise, Irrigation District; (4) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Basin Irrigation District; (5) Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Piedmont Heights; (6) Reservations, restrictions, easements and rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is One Hundred Fifteen Thousand and NO/100ths (\$115,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to Grantees at: 4429 El Cerrito, Klamath Falls, Or. 97601

DATED this 30th day of October, 1981.

Mervin P. Woodard
Evelyn J. Woodard

STATE OF OREGON)
County of Klamath) ss. October 30, 1981.

Personally appeared the above-named MERVIN D. WOODARD and EVELYN WOODARD, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Marlene J. Addington
Notary Public for Oregon
My Commission expires: 3-22-85

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

Transamerica Title Co.
on this 30th day of October A.D. 19 81
at 4:03 o'clock P M, and duly
recorded in Vol. M81 of Deeds
19009
age _____

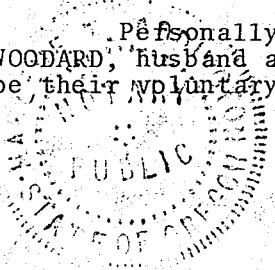
EVELYN BIEHN, County Clerk

By Bernetha J. Hite Deputy

Fee \$4.00

After recording return to:
Mr. + Mrs. James D. Armstrong
4429 El Cerrito
Klamath Falls, Oregon 97601

WILLIAM P. BRANDSNESS
A PROFESSIONAL CORPORATION
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601



91 OCT 30 PM 4 03