

1987

TA-25135

WARRANTY DEED—STATUTORY FORM  
INDIVIDUAL GRANTOR

1156

JOHN T. PRIEST,  
conveys and warrants to LARRY ARMSTRONG and SANDRA ARMSTRONG

Grantee, the following described real property free of encumbrances  
except as specifically set forth herein situated in Klamath County, Oregon, to-wit:  
See Exhibit "A" attached hereto and made a part hereof.

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

The true consideration for this conveyance is \$ 14,000.00 (Here comply with the requirements of ORS 93.030)  
Dated this 14th day of December, 1982.

STATE OF OREGON, County of Lane  
Personally appeared the above named John T. Priest

John T. Priest

December 14th, 1982

and acknowledged the foregoing instrument to be his voluntary act and deed.  
Before me: Marc O. Pearson  
Notary Public for Oregon—My commission expires: 8/15/86

WARRANTY DEED

JOHN T. PRIEST  
Larry and Sandra Armstrong

After recording return to:

Ben Johnson  
235 W. Main St.  
12 West Broadway  
Eugene, OR 97401

Until a change is requested, all tax statements  
shall be sent to the following address:  
Larry and Sandra Armstrong  
1069 Cole Way  
Springfield, OR 97477

STATE OF OREGON,

County of \_\_\_\_\_  
I certify that the within instru-  
ment was received for record on the  
\_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
in book \_\_\_\_\_ volume No. \_\_\_\_\_  
page \_\_\_\_\_ or as document fee file  
instrument/microfilm No. \_\_\_\_\_  
Record of Deeds of said county.  
Witness my hand and seal of  
County affixed.

By \_\_\_\_\_  
Deputy

12041 situated in  
1157  
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"

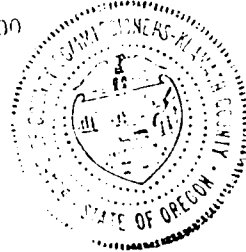
STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.  
this 3rd day of July A.D. 1980 at 3:20 o'clock P.M., on  
duly recorded in Vol. M80, of Deeds on Page 12340

By Wm D. MILNE, County Clerk

By Bernetha A. Hetcher

Fee \$7.00



State of OREGON: COUNTY OF KLAMATH: ss.  
I hereby certify that the within instrument was received and filed for record on the

20 day of Jan A.D., 1983 at 3:48 o'clock P.M., and duly recorded in  
Vol M83 of Deeds on page 1156.

EVELYN BIEHN  
COUNTY CLERK

By [Signature] deputy

Fee \$8.00