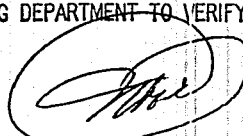


30190

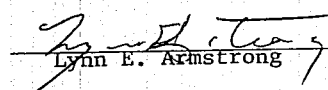
LYNN E. ARMSTRONG

, hereinafter called grantor, convey(s) to  
WAYNE B. GILLASPIE and DIXIE L. GILLASPIE, husband and wifeall that real property situated in the County  
of Klamath, State of Oregon, described as:That portion of the E $\frac{1}{2}$ E $\frac{1}{2}$ SW $\frac{1}{4}$  of Section 6, Township 36 South, Range 10  
East of the Willamette Meridian, in the County of Klamath, State of  
Oregon, lying Southerly and Westerly of the Sprague River.THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY  
PARTICULAR USE MAY BE MADE OF THE PROPERTY  
DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD  
CHECK WITH THE APPROPRIATE CITY OR COUNTY  
PLANNING DEPARTMENT TO VERIFY APPROVED USES.and covenant(s) that grantor is the owner of the above described property free of all encumbrances except  
those contained in Exhibit "A" attached hereto

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 33,500.00 \*

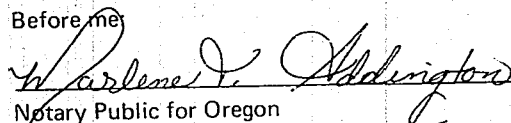
Dated this 3rd day of November, 19 83.

  
Lynn E. Armstrong

STATE OF OREGON, County of Klamath ) ss.

November 3, 19 83 personally appeared the above named  
Lynn E. Armstrong and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me

  
Notary Public for Oregon

My commission expires: 3-22-85

- \* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- \*\* If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

## WARRANTY DEED (INDIVIDUAL)

Lynn E. Armstrong

TO

Wayne B. Gillaspie

Dixie L. Gillaspie

After Recording Return to: *Ch. Tapes*  
Wayne G. Gillaspie  
Dixie L. Gillaspie  
20824 N. Coburg St.  
Harrisburg, OR  
97446

STATE OF OREGON, )

County of ) ss.

I certify that the within instrument was received for record  
on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in book \_\_\_\_\_  
on page \_\_\_\_\_ Records of Deeds of said County.

Witness my hand and seal of County affixed.

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

## EXHIBIT "A"

18986

1. Rights of the public and of Governmental bodies in and to that portion of the herein described property lying below the ordinary high water mark of Sprague River.
2. The rights of the public in public roads, including Skeen Ranch Road, S-50 (1) as mentioned in Land Status Report in Deed Book 306 at page 606, and consent to 40 foot right of way recorded in Miscellaneous Records Volume 12 as instrument #29108.
3. Reservation of easements, for any existing public utilities, and for any roads or trails built by United States of America, including the terms and provisions thereof, as set forth in Land status Reports recorded in Deed Books 306 at page 582, and 306 at page 606 and 303 at page 528.
4. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$26,000.00,  
 Dated : September 25, 1968  
 Recorded : September 20, 1968 Book: M-68 Page: 8869  
 Mortgagor : Charles D. Dixon and Alice Jeanne Dixon, husband and wife  
 Mortgagee : Gienger Enterprises, Inc.  
 Which Mortgage Grantee herein does NOT agree to assume and pay and Grantor holds Grantee harmless therefrom.
5. Unrecorded Contract, including the terms and provisions thereof, and such other exceptions as may appear necessary upon the recording thereof,  
 Dated : June 12, 1973  
 Vendor : George A. Pondella, Jr.  
 Vendee : Judith N. Alexander  
 As disclosed by the following assignment  
 The vendors interest in said contract was assigned by instrument,  
 Dated : March 10, 1975  
 Recorded : June 22, 1977 Book: M-77 Page: 11019  
 To : Winema Peninsula, Inc.  
 The vendees interest in said contract was assigned by instrument,  
 Recorded : March 14, 1977 Book: M-77 Page: 6631  
 To : John V. Bowman  
 Which Contract of Sale Grantee herein does NOT agree to assume and pay and Grantor holds Grantee harmless therefrom.
6. Contract, including the terms and provisions thereof,  
 Dated : June 28, 1977  
 Recorded : July 13, 1977 Book: M-77 Page: 12391  
 Re-Recorded : June 3, 1980 Book: M-80 Page: 10036  
 Vendor : John V. Bowman  
 Vendee : Lynn E. Armstrong and Elizabeth Armstrong, husband and wife.  
 Which Contract of Sale Grantee herein does NOT agree to assume and pay and Grantor holds Grantee harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss  
 I hereby certify that the within instrument was received and filed for record on the 3rd day of November A.D., 19 83 at 3:32 o'clock P.M., and duly recorded in Vol M83, of Deeds 18985.

Fee \$ 8.00

EVELYN BIEHN, COUNTY CLERK  
 by [Signature] deputy