MOUNTAIN THUBB COMPANY 99100 9100 MIC-2 PSIL WARRANTY DEED VOI KNOW ALL MEN BY THESE PRESENTS. That Voi JAMES D. ARMSTRONG and GWENNETH' L. ARMSTRONG, husband and wife Vol.mg Page 6395 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN A. RIGGS and KRISTINE RIGGS, husband and wife the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of <u>Klamath</u> and State of Oregon, described as follows, to-wit: Lot 28 of PIEDMONT HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Klamath County Tax Account #3909-001DA-01500. "This instrument will 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 approved uses." ž. To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except all those of record and those apparent upon the land, if any, as of the date of this grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. and that The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 114,000.00 In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals. In Witness Whereof, the grantor has executed this instrument this <u>12th</u> day of <u>April</u> if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, dily authorized thereto by ARMSTRONG enneth I GWENNETH L. ARMSTI STATE OF OREGON, ARMSTRON County of \_\_\_\_Deschutes\_ ) 55. April 12 , 19 89 . . 19 Personally appeared Personally appeared the above named\_ and JAMES D. ARMSTRONG and GWENNETH L. ARMSTRONG each for himself and not one for the other, did say that the former is the who, being duly sworn, president and that the latter is the Secretary of \_ and acknowledged the foregoing instrument and that the seal offixed to the foregoing instrument is the corporate to be their voluntary act and deed. seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and egen of them acknowledged said instrument to be its voluntary act and Before me: (OFFICIAL Before OFFICIAL Unn Migliaccio SEAL) Notary Public for Oregon Notary Public for Oregon 10. My commission expires: SEAL) My commission expires: 4/18/92 JAMES D. ARMSTRONG and GWENNETH L. ARMSTRONG P.O. Box 1705 STATE OF OREGON, Bend, OR 97709 GRANIOR'S NAME AND ADDRESS SS. County of \_\_\_\_ Klamath JOHN A. RIGGS and KRISTINE RIGGS I certify that the within instrument was 2542 Watson received for record on the 14th Klamath Falls, OR 97603 day of <u>April</u>, 19\_89 GRANITEE'S NAME AND ADDRESS at 3:16 o'clock P.M., and recorded SPACE RESERVED in book <u>M89</u> on page <u>6395</u> or as SAME AS GRANTEE HOP file/reel number 99100 RECORDERATES Record of Deeds of said county. Witness my hand and seal of County NAME, ADDRESS, 20 affixed. SAME AS GRANTEE o the following address Evelyn Biehn, County Clerk Recording Officer By Qauline Mullendere Deputy SAME, ADDRESS, ZIP Fee \$8.00 YOUNFAIN THURS COMPANY