30380 MTC #25544-NM WARRANTY DEED Vol m91 Page 10835

KNOW ALL MEN BY THESE PRESENTS, That JAY M. OLIVER, Trustee of the JAY M. OLIVER REVOCABLE LIVING TRUST dated March 23, 1990 *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* JACK C. ARMSTRONG *, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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* KLAMATH *and State of Oregon, described as follows, to-wit:*

NE1/4 NW1/4 SE1/4 of Section 7, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM that portion lying within the plat of TRACT NO. 1046, ROUND LAKE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

"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."

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 those of record and those apparent upon the land, if any, as the date of this deed *and that 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.*

The true and actual consideration paid for this transfer, stated in terms of dollars, is $ 9,800.00

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 7th *day of* JUNE *, 19* 91 *; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.*

JAY M. OLIVER REVOCABLE LIVING TRUST
BY:
JAY M. OLIIVER, TRUSTEE

Jay M. Oliver

STATE OF OREGON,)
County of MULTNOMAH) *ss.*
JUNE 7th *, 19* 91 *.*

Personally appeared the above named JAY M. OLIVER, TRUSTEE for the Jay M. Oliver Revocable Living Trust *and acknowledged the foregoing instrument to be* his *voluntary act and deed.*

Before me: Joan H Woehler
Notary Public for Oregon
My commission expires: 10-24-94

OFFICIAL SEAL
JOAN H. WOEHLER
NOTARY PUBLIC - OREGON
COMMISSION NO. 002508
MY COMMISSION EXPIRES OCT. 24, 1994

STATE OF OREGON, County of _____) *ss.*
The foregoing instrument was acknowledged before me this _____ *, 19* ____ *, by* _____ *,* _____ *president, and by* _____ *,* _____ *secretary of* _____ *a* _____ *corporation, on behalf of the corporation.*

Notary Public for Oregon _____
My commission expires: _____ *(SEAL)*

JAY M. OLIVER REVOCABLE LIVING TRUST
3705 SW DAKOTA
PORTLAND, OR 97721
GRANTOR'S NAME AND ADDRESS

JACK C. ARMSTRONG
3030 Round Lake Road
Klamath Falls, OR
GRANTEE'S NAME AND ADDRESS

After recording return to:
JACK C. ARMSTRONG
3030 Round Lake Road
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
JACK C. ARMSTRONG
3030 Round Lake Road
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was received for record on the 10th *day of* June *, 19* 91 *, at* 11:56 *o'clock* A *M., and recorded in book* M91 *on page* 10835 *or as file/reel number* 30380 *, Record of Deeds of said county.*
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Muhlhauser *Deputy*

Fee $28.00

MOUNTAIN TITLE COMPANY

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