

MTC 35284 KR

## WARRANTY DEED

JACK ARMSTRONG and KAREN D. ARMSTRONG,

Grantor(s) hereby grant, bargain, sell and convey to

J. ARTHUR MOORE,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

and the 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.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 350,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: ~~31-RIDGE-ROAD, RIDGEWOOD, NJ--07450~~ 1115 E. Cordova St.  
Pasadena, CA 91106

Dated this 19th day of June, 1995

[Signature]  
JACK ARMSTRONG

[Signature]  
KAREN D. ARMSTRONG

## NOTARY ACKNOWLEDGEMENT

STATE OF OREGONSS. June 19 1995COUNTY OF KLAMATH

Personally appeared the above named JACK ARMSTRONG and KAREN D. ARMSTRONG

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

[Signature]  
Notary Public for OREGON

My commission expires 11/16/95

(seal)

Return to:

J. ARTHUR MOORE

~~31-RIDGE-ROAD~~ 1115 E. CORDOVA ST.~~RIDGEWOOD, NJ--07450~~ PASADENA CA 91106

# **EXHIBIT "A"** **LEGAL DESCRIPTION**

## **PARCEL 1**

A parcel of land located in the NE1/4 of Section 7, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Beginning at the N1/4 corner of said Section 7; thence South 00 degrees 17' 30" East 1331.69 feet; thence South 89 degrees 53' 25" East 666.73 feet to the true point of beginning; thence continuing South 89 degrees 53' 25" East 666.74 feet; thence South 00 degrees 28' 30" East 1330.96 feet to the Southerly line of the NE1/4; thence along said Southerly line North 89 degrees 55' 26" West 668.86 feet; thence North 00 degrees 23' 00" West 1331.31 feet to the true point of beginning.

## **PARCEL 2**

A parcel of land located in the NE1/4 of Section 7, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows;

Beginning at the E1/4 corner of said Section 7; thence along the East line of said Section North 00 degrees 39' 28" West 498.84 feet to the true point of beginning; thence North 89 degrees 54' 40" West 1336.12 feet; thence North 00 degrees 28' 30" West 665.48 feet; thence South 89 degrees 53' 45" East 1334.00 feet to the East line of said Section 7; thence along said East line South 00 degrees 39' 28" East 665.12 feet to the true point of beginning.

3008 700900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 21st day  
of June A.D., 19 95 at 3:13 o'clock P M., and duly recorded in Vol. M95,  
of Deeds on Page 16301

FEE \$35.00

By Bernetha G. Letsch County Clerk  
*[Signature]*