

38872

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97 JUN -6 P3:22



WARRANTY DEED

ATC NO 01046351

AFTER RECORDING RETURN TO:
FREDERICK & MARILYN CHASE5817 Harbor Dr.
Klamath Falls, Or
97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

ROBERT P. ARMSTRONG and VIRGINIA L. ARMSTRONG, hereinafter called GRANTOR(S), convey(s) to FREDERICK W. CHASE AND MARILYN E. CHASE, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 9, Block 2, SUNSET VILLAGE, in the County of Klamath, State of Oregon.

CODE 41 MAP 3909-12CB TL 3500

"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 90.390."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage,

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 \$88,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 5th day of June, 1997.

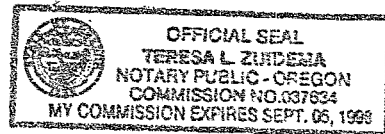
Robert P. Armstrong
ROBERT P. ARMSTRONG

Virginia L. Armstrong
VIRGINIA L. ARMSTRONG

STATE OF OREGON, County of Klamath)ss.

On June 5, 1997, personally appeared VIRGINIA L. ARMSTRONG who acknowledged the foregoing instrument to be her voluntary act and deed.

Teresa L. Zudejma
Notary Public for Oregon
My Commission Expires: 9-5-98

STATE OF OREGON, County of Klamath)ss.

On June 16, 1997, personally appeared ROBERT P. ARMSTRONG who acknowledged the foregoing instrument to be his voluntary act and deed.

Carole A. Linde



Continued on next page

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Notary Public for Oregon
My Commission Expires: ~~8/22/01~~ 8/15/00.
OAH.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 6th day
of June A.D., 19 97 at 3:22 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 17446.

FEE \$35.00

By Bernetha G. Leisch, County Clerk
Kathleen Ross