

'97 AUG 14 P3:49

MTC 1396-8475

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that RICHARD D. ARMSTRONG AND BETTY J. ARMSTRONG, husband and wife, herein called the Grantor, for the consideration herein stated, does herein grant, bargain sell and convey unto THE TRUSTEES OF THE RICHARD AND BETTY ARMSTRONG FAMILY TRUST DATED MAY 15, 1996, herein called the Grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to wit:

Lot 40 of RUNNING Y RESORT, PHASE 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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.

To have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And Grantor hereby covenants to and with grantee and grantee's heirs successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and apparent to the land.

The true and actual consideration paid for this transfer, stated in terms of dollars, is other than money.

However, the actual consideration consists of or includes other property or value given or promised is the part of the consideration.

In construing this deed and where the context so requires, the singular includes the plural and 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 day of August 14, 1997; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

Richard D. Armstrong  
Richard D. Armstrong

Betty J. Armstrong  
Betty J. Armstrong

State of Oregon  
County of Klamath



Acknowledged before me on August 14, 1997, by  
Richard D. Armstrong and Betty J. Armstrong and acknowledged this  
instrument to be their voluntary act and deed.

[Signature]  
Notary Public for Oregon

AMERITITLE, has recorded this  
instrument by request as an accommodation only,  
and has not examined it for regularity and sufficiency  
or as to its effect upon the title to any real property  
that may be described therein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 14th day  
of August A.D., 19 97 at 3:49 o'clock P.M., and duly recorded in Vol. M97  
of Deeds on Page 26799.

FEE \$30.00

Return: Armstrong Trust

9745 Penfield Ave.  
Chatsworth, Ca. 91311

By Bernetha G. Leisch, County Clerk  
Kathleen Ross