

49842

MTC 43288-KA
WARRANTY DEEDVol. 1997 Page 40097

IDA E. SMITH,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JACK C. ARMSTRONG,

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.

97 DEL 10 AM 1:39

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 \$ 35,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 7225 HENLEY RD., KLAMATH FALLS, OR 97602

Dated this 10th day of December, 1997.

Ida E. Smith
IDA E. SMITH

STATE OF OREGONCOUNTY OF KLAMATHSS. December 10 19 97

Personally appeared the above named IDA E. SMITH

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Lisa Leggett-Weatherby
Notary Public for Oregon
My commission expires 11/20/99

ESCROW NO. MT43288-KA

Return to:

JACK C. ARMSTRONG
7225 HENLEY RD.
KLAMATH FALLS, OR 97602

35-

EXHIBIT "A" **LEGAL DESCRIPTION**

A tract of land described as follows: Beginning at a point on the East West quarter line which lies North 88 degrees 57' East a distance of 342.0 feet from the iron axle which marks the one quarter section corner common to Sections 10 and 11, Township 39 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon, and running thence; continuing North 88 degrees 57' East along the East West quarter line a distance of 67.5 feet to an iron pin; thence North 1 degree 12' West parallel to the West section line of said Section 11, a distance of 331.4 feet to a point; thence South 88 degrees 57' West parallel to the East West quarter line a distance of 67.5 feet to a point; thence South 1 degree 12' East a distance of 331.4 feet, more or less, to the point of beginning, said tract containing 0.51 acres, more or less, in the S1/2 SW1/4 NW1/4 of Section 11, Township 39 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon.

There is reserved for road purposes a strip of land 30 feet wide along the North side of this tract.

ALSO

A tract of land described as follows: Beginning at a point on the East West quarter line which lies North 88 degrees 57' East a distance of 409.05 feet from the iron axle which the one quarter section corner common to Sections 10 and 11, Township 39 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon, and running thence; continuing North 88 degrees 57' East along the East West quarter line a distance of 67.5 feet to an iron pin; thence North 1 degree 12' West parallel to the West section line of said Section 11, a distance of 331.4 feet to a point; thence South 88 degrees 57' West parallel to the East West quarter line a distance of 67.5 feet to a point; thence South 1 degree 12' East a distance of 331.4 feet, more or less, to the point of beginning, said tract containing 0.51 acres, more or less, in the S1/2 SW1/4 NW1/4 of Section 11, Township 39 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon.

There is reserved for road purposes a strip of land 30 feet wide along the North side of this tract.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 10th day
of December A.D., 19 97 at 11:39 o'clock A.M., and duly recorded in Vol. M97
of Deeds on Page 40097

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Rettum Ross