

67552

98 OCT -7 P3:06

MIT 45798-LW
WARRANTY DEED

Vol 199 Page 36935

MARK FORREST FREID and CHRISTINE MARIE FREID, husband and wife,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JASON L. ARMSTRONG and MARY C. ARMSTRONG, husband and wife,
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 \$ 97,050.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2536 YONNA STREET, KLAMATH FALLS, OR 97601

Dated this 5 day of October, 1998

Mark Forrest Freid
MARK FORREST FREID

Christine Marie Freid
CHRISTINE MARIE FREID

STATE OF Washington SS. October 5, 19 98
COUNTY OF Snohomish

Personally appeared the above named _____

MARK FORREST FREID & CHRISTINE MARIE FREID

and acknowledged the foregoing instrument to be their voluntary act.

(seal) **ROBERT M. LIVESAY**
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES 6-02-01

Before me,
Robert M. Livesay
Notary Public for Washington
My commission expires 6-2-01

ESCROW NO. MT45798-LW

Return to:

JASON L. ARMSTRONG
2536 YONNA STREET
KLAMATH FALLS, OR 97601

36995

EXHIBIT 'A'
LEGAL DESCRIPTION

Beginning at the Northeast corner of Lot 2 in Block 12 of TRACT 1143, RESUBDIVISION OF A PORTION OF BLOCKS 11, 12, 13, and 14, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence South 09 degrees 32' 02" West 42.59 feet to a point; thence South 83 degrees 07' 15" West 151.02 feet to a point; thence North 01 degrees 00' 34" East 40 feet; thence North 83 degrees 07' 15" East 160.02 feet to the point of beginning, being a portion of Lots 2 and 3 of said Block 12.

TOGETHER WITH that portion of vacated Buena Vista Street adjacent to the North line of said Lots 2 and 3, vacated by Ordinance #6195, recorded January 12, 1978 in Volume M78, page 22875 and re-recorded November 15, 1979 in Volume M79, page 26923, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 7th day
of October A.D. 19 98 at 3:06 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 36995

FEE \$35.00

By Bernetha G. Letsch County Clerk
Kathleen R. Ross