

2000 DEC 11 PM 3:31

mtc 52757-KR  
WARRANTY DEED

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CATHERINE L. PHILLIPS,

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

DAVID K. 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:

UNIT 10357, (MCGUIRE AVENUE), TRACT 1336 - FALCON HEIGHTS CONDOMINIUMS -  
STAGE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF  
THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

3909-03400-90001-000

883562

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 69,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: ,

Dated this 8<sup>th</sup> day of December, 2000.

Catherine L. Phillips  
CATHERINE L. PHILLIPS

State of Oregon  
County of

This instrument was acknowledged before me on Dec 8<sup>th</sup>, 2000 by .

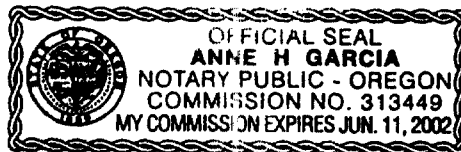
Catherine L. Phillips

Anne H. Garcia  
(Notary Public for Oregon)

My commission expires 6/11/02

ESCROW NO. MT52757-KR

Return to:  
DAVID K. ARMSTRONG



State of Oregon, County of Klamath  
Recorded 12/11/00, at 3:31 p. m.  
In Vol. M00 Page 44410  
Linda Smith,  
County Clerk Fee \$ 21<sup>60</sup>