

04 MAR 26 AM 11:35



After recording return to:  
Billy D. Armstrong  
1405 Etna  
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:  
Billy D. Armstrong  
1405 Etna  
Klamath Falls, OR 97603

File No.: 7021-340878 (SAC)  
Date: March 19, 2004

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M04 Page 16927

State of Oregon, County of Klamath  
Recorded 03/26/2004 11:35 AM  
Vol M04 Pg 16927-29  
Linda Smith, County Clerk  
Fee \$ 31.00 # of Pgs 3

### STATUTORY WARRANTY DEED

**Brenda L. Lucas and Mark L. Lucas**, Grantor, conveys and warrants to **Billy D. Armstrong**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 11, EMPIRE TRACTS**, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**This property is free from liens and encumbrances, EXCEPT:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 consideration for this conveyance is **\$60,000.00**. (Here comply with requirements of ORS 93.030)

31F



see page 2  
Brenda L. Lucas

Mark L. Lucas  
Mark L. Lucas

STATE OF Oregon )  
County of Klamath ) ss.

This instrument was acknowledged before me on this 22 day of March, 2004  
by ~~Brenda L. Lucas and~~ Mark L. Lucas.

Stacy Collins  
Notary Public for Oregon

My commission expires: 8-2007



UNNOTARIED COPY