

04 JUL 6 PM 3:17

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After recording return to:
Travis SB Carter
4318 Winter Ave
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Travis SB Carter
4318 Winter Ave
Klamath Falls, OR 97603

File No.: 7021-383570 (SAC)
Date: July 02, 2004

State of Oregon, County of Klamath
Recorded 07/06/2004 3:17p m
Vol M04 Pg 44064-66
Linda Smith, County Clerk
Fee \$ 31⁰⁰ # of Pgs 3

STATUTORY WARRANTY DEED

John C. Armstrong, Grantor, conveys and warrants to **Travis SB Carter and Carissa L. Boaz, not as tenants in common but with full rights of survivorship and Jarita Carter**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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.

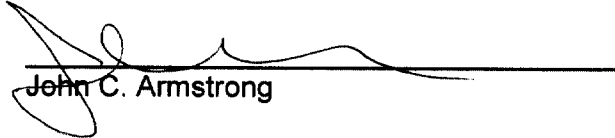
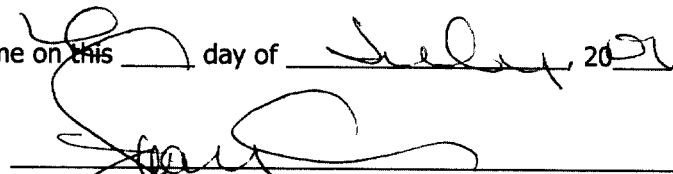
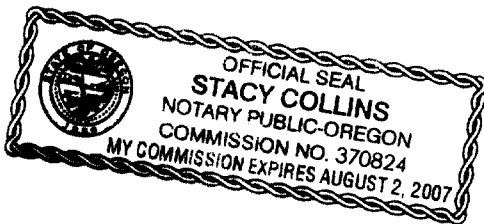
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 **\$87,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 10 day of July, 2004

31 F

APN: 551735

Statutory Warranty Deed
- continuedFile No.: 7021-383570 (SAC)
Date: 07/02/2004
John C. ArmstrongSTATE OF Oregon)
County of Klamath)ss.This instrument was acknowledged before me on this 26 day of July, 2007
by **John C. Armstrong**.
Notary Public for Oregon
My commission expires: 8/2/07

APN: 551735

Statutory Warranty Deed
- continuedFile No.: 7021-383570 (SAC)
Date: 07/02/2004**EXHIBIT A****LEGAL DESCRIPTION:**

The S 1/2 SW 1/4 NW 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows: Beginning at a point on the East West quarter line which lies North 88°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°57' East along the East West quarter line a distance of 67.5 feet to an iron pin; thence North 1°12' West parallel to the West section line of said Section 11, a distance of 331.4 feet to a point; thence South 88°57' West parallel to the East West quarter line a distance of 67.5 feet to a point; thence South 1°12' East a distance of 331.4 feet, more or less, to the point of beginning.