

04 SEP 21 AM 11:21

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After recording return to:
Larry Armstrong
13903 Ravenwood Drive
Klamath Falls, OR 97601

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

Larry Armstrong
13903 Ravenwood Drive
Klamath Falls, OR 97601

File No.: 7021-440003 (SAC)

Date: August 30, 2004

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 09/21/04 11:21 A m
Vol M04 Pg 63234-36
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

STATUTORY WARRANTY DEED

Jane D. Bishop, Grantor, conveys and warrants to **Larry Armstrong**, 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 **\$40,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 15 day of September, 20 04

63235

APN: 149734

Statutory Warranty Deed
- continued

File No.: 7021-440003 (SAC)
Date: 08/30/2004

Jane D. Bishop
Jane D. Bishop

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 15 day of Sept, 2004
by **Jane D. Bishop**.

Stacy Collins

Notary Public for Oregon
My commission expires:

8/2/07



APN: 149734

Statutory Warranty Deed
- continuedFile No.: 7021-440003 (SAC)
Date: 08/30/2004**EXHIBIT A****LEGAL DESCRIPTION:****Parcel 1:**

All that real property situated in the NW1/4 of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

All that portion of the NW1/4 NW1/4 of said Section 31, Township 24 South, Range 9 East of the Willamette Meridian lying on the Westerly side of the Klamath Northern Railroad Company right-of-way.

Parcel 2:

All that real property situated in the NE1/4 of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County Oregon, more particularly described as follows:

Beginning at the corner common to Section 25 and Section 36, Township 24 South, Range 8 East of the Willamette Meridian and Section 30 and Section 31, Township 24 South, Range 9 East of the Willamette Meridian; thence North 89°50'17" West 210 feet along line between said Section 25 and Section 36; thence South 0°39' West 541.94 feet to the Westerly right-of-way line of the Klamath Northern Railroad; thence North 39°37' East 333.91 feet along said right-of-way line to the section line between Section 36, Township 24 South, Range 8 East and Section 31, Township 24 South, Range 9 East; thence along said section line North 0°39' East 284.12 feet more or less to the point of beginning.