

2009-001343

Klamath County, Oregon



After recording return to:
Larry Armstrong
PO Box 695, 30910 NE 26th Avenue
La Center, WA 98629

Until a change is requested all tax statements
shall be sent to the following address:
Larry Armstrong
PO Box 695, 30910 NE 26th Avenue
La Center, WA 98629

File No.: 7021-1301534 (ALF)
Date: October 27, 2008

THIS SPACE



00059790200900013430030038

02/04/2009 03:41:25 PM

Fee: \$31.00

STATUTORY WARRANTY DEED

Sean Ashley Hicks and Ashley Lorene Hicks surviving heirs of Dana Hicks, Small Estate Case No. 0900388CV, 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.

Subject to:

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.

The true consideration for this conveyance is **\$31,000.00**. (Here comply with requirements of ORS 93.030)

F31-

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 2nd day of February, 2009.

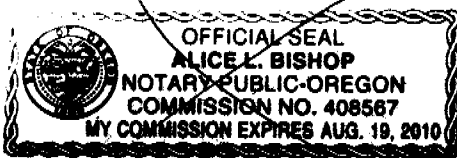
Sean Ashley Hicks
Sean Ashley Hicks

Ashley Lorene Hicks
Ashley Lorene Hicks

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 2nd day of February, 2009 by **Sean Ashley Hicks and Ashley Lorene Hicks.**

Alice L. Bishop



Notary Public for Oregon
My commission expires:

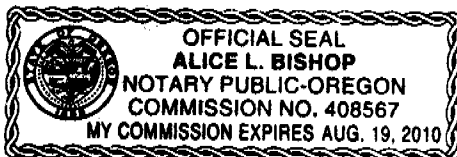


EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

A PORTION OF THE SOUTHWEST QUARTER OF NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 24 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE CORNER COMMON TO SECTIONS 19, 20, 29 AND 30, TOWNSHIP 24 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, AND RUNNING SOUTH 87° 41 1/2' WEST 1,722.76 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE DALLES-CALIFORNIA HIGHWAY; THENCE SOUTH 15° 34' WEST 450.0 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE; THENCE NORTH 74° 26' WEST 80 FEET; THENCE SOUTH 15° 34' WEST 1,021.26 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 74° 26' EAST 80 FEET; THENCE NORTH 15° 34' EAST 70 FEET; THENCE NORTH 74° 26' WEST 80 FEET; THENCE SOUTH 15° 34' WEST 70 FEET, TO THE TRUE POINT OF BEGINNING.

NOTE: THIS LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 1, 2008.