



THIS SPAC

2011-009295

Klamath County, Oregon



08/12/2011 11:21:19 AM

Fee: \$42.00

After recording return to:

James Armstrong

1421 Canby Street

Klamath Falls, OR 97601

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

James Armstrong

1421 Canby Street

Klamath Falls, OR 97601

Escrow No. MT90879-MS

Title No. 0090879

SWD1 r.041111

STATUTORY WARRANTY DEED

Charles L. Bornamann and Shelly A. Bornamann, Trustees of the Charles and Shelly Bornamann Trust, per agreement dated August 2, 2006,

Grantor(s), hereby convey and warrant to

James Armstrong and Tatyana Armstrong, as tenants by the entirety,

Grantee(s), the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true and actual consideration for this conveyance is **\$141,000.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2011-2012 Real Property Taxes a lien not yet due and payable.

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, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 11th day of Aug, 2011.

Trustees of the Charles and Shelly Bornamann Trust

BY: Charles L. Bornamann
Charles L. Bornamann, Trustee

BY: Shelly A. Bornamann
Shelly A. Bornamann, Trustee

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 8/11, 2011 by Charles L. Bornamann and Shelly A. Bornamann, Trustees of the Charles and Shelly Bornamann Trust, per agreement dated August 2, 2006.



MA Stuart
(Notary Public for Oregon)

My commission expires 12/20/14

424111

LEGAL DESCRIPTION

"EXHIBIT A"

PARCEL 1:

The Easterly 40 feet of Lot 4, Block 14, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, and the vacated West 10 feet of Lot 4 and the vacated East 20 feet of Lot 5, Block 14, known as undeveloped Johnson Street right of way, vacation recorded November 3, 1981 in Book M81, page 19140 and recorded January 13, 1982 in Book M82, page 510, Deed Microfilm Records of Klamath County, Oregon.

PARCEL 2:

Vacated West 30 feet of Lot 5, Block 14, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, known as undeveloped Johnson Street of Way, vacation recorded November 3, 1981 in Book M81, page 19140 and recorded January 13, 1982 in Book M82, page 510, Microfilm Records of Klamath County, Oregon.
