



2013-011342
Klamath County, Oregon
10/07/2013 03:07:00 PM
Fee: \$47.00

MT98791-SH

Grantor's Name and Address

James Armstrong
1421 Canby Street
Klamath Falls, OR 97601

Grantee's Name and Address

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. MT98791-SH
Title No. 0098791
BSD r.020212

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

James Armstrong and Tatyana Armstrong, as tenants in common,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

James Armstrong,

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

The property described in Exhibit 'A' attached hereto and made a part hereof

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$per the terms and provisions of the Decree of Dissolution and Property Settlement Agreement.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

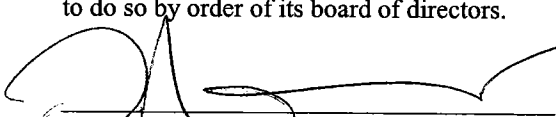
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.


In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

47100
amt.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

In Witness Whereof, the grantor has executed this instrument this 2nd day of October, 2013; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.


James Armstrong

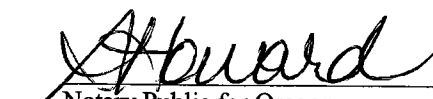

Tatyana Armstrong

State of Oregon
County of Klamath

On this 2 day of Oct, 2013, personally appeared before me the above named James Armstrong, and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

WITNESS My hand and official seal.




Notary Public for Oregon
My Commission expires: 11-18-15

State of Oregon
County of Klamath

On this 3 day of Oct, 2013, personally appeared before me the above named Tatyana Armstrong, and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

WITNESS My hand and official seal.



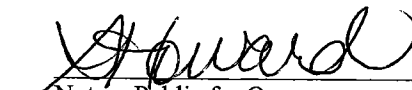

Notary Public for Oregon
My Commission expires: 11-18-15

EXHIBIT "A"
LEGAL DESCRIPTION

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.