



9945804

**2013-013483****Klamath County, Oregon****12/09/2013 02:50:57 PM****Fee: \$42.00**

After recording, return to:

Tatyana Armstrong

1421 Canby Street

Klamath Falls, OR 97603

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

Tatyana Armstrong

120 E. Lowell

Klamath Falls, OR 97601

Escrow No. MT99458-CT

Title No. 0099458

SWD r.020212

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**STATUTORY WARRANTY DEED****Ange J. Lobue and Chantal M. Lobue, Trustees of The Ange J. Lobue and Chantal M. Lobue 2009  
Revocable Trust, under instrument dated April 7, 2007,**

Grantor(s), hereby convey and warrant to

**Tatyana Armstrong,**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:Lot 2 in Block 17 of North Klamath Falls, 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.The true and actual consideration for this conveyance is **\$95,000.00**.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:

42amt.

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.

Dated this 4<sup>th</sup> day of Dec, 2013.

Ange J. Lobue and Chantal M. Lobue, Trustees of The  
Ange J. Lobue and Chantal M. Lobue 2009 Revocable  
Trust, under instrument dated April 7, 2007

BY: [Signature] Trustee  
Ange J. Lobue, Trustee

BY: [Signature] Trustee  
Chantal M. Lobue, Trustee

STATE OF CALIFORNIA

COUNTY OF Del Norte<sup>ss.</sup>

On 12-4-2013, 2013 before me, James Marshall Coop, <sup>Notary</sup> Pub personally appeared Ange J. Lobue and Chantal M. Lobue, Trustees of The Ange J. Lobue and Chantal M. Lobue 2009 Revocable Trust, under instrument dated April 7, 2007 personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

[Signature]

