



2016-000246
Klamath County, Oregon
01/11/2016 02:55:38 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Raymond D. Armstrong and Anita M. Armstrong
9181 Upper Applegate #7
Jacksonville, OR 97530

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

Raymond D. Armstrong and Anita M. Armstrong
9181 Upper Applegate #7
Jacksonville, OR 97530

File No. 70764AM

STATUTORY WARRANTY DEED

**Evelyn Ediger Heinrichs, Trustee of the Evelyn Ediger Heinrichs Trustt, as to Parcel 1,
Evelyn Ediger Heinrichs, Trustee of the Evelyn Ediger Heinrichs Revocable Trust
as to Parcel 2,**

Grantor(s), hereby convey and warrant to

Raymond D. Armstrong and Anita M. 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:

PARCEL 1:

The following described real property in Klamath County, Oregon:

**All that part of the SW1/4 of the SE1/4 of the SE1/4 of Section 34, Township 34 South, Range 7 East of the
Willamette Meridian, described as follows:**

**Beginning at a point on the South line of said Section 34, bearing West 680 feet from the Southeast corner
thereof, thence North 79.0 feet to the Southerly line of Schonchin Street; thence North 63° 08' West along
said Street line 52.4 feet; thence South 26° 52' West 115.0 feet to the Southerly line of said Section 34, thence
East 99.3 feet to the point of beginning.**

PARCEL 2:

**Lot 1 in Block 7 of Chiloquin Drive, according to the official plat thereof on file in the office of the County
Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is **\$42,000.00**.

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:

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 22 day of December 2015

The Evelyn Ediger Heinrich Trust

By: Evelyn Ediger Heinrichs TR
Evelyn Ediger Heinrichs, Trustee

State of OREGON } ss
County of JACKSON }

On this 22 day of December, 2015, before me, SHARON J CASH a Notary Public in and for said state, personally appeared Evelyn Ediger Heinrichs, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Sharon J Cash
Notary Public for the State of OREGON
Residing at: OREGON
Commission Expires: 7-10-17

