



2016-011830
Klamath County, Oregon
11/04/2016 10:15:00 AM
Fee: \$52.00

THIS SPACE RESERVED

After recording return to:

Stephen Armantrout and Andrea Armantrout
5637 Mickshelly Ct
Klamath Falls, OR 97603

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

Stephen Armantrout and Andrea Armantrout
5637 Mickshelly Ct
Klamath Falls, OR 97603
File No. 135199AM

STATUTORY WARRANTY DEED

Stephen M. Hamlin and Helena C. Hamlin, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Stephen Armantrout and Andrea Armantrout, 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 2 of Land Partition 2-98, being Parcel 2 and a portion of Parcel 3 of Land Partition 4-96, situated in
the NE1/4 of Section 30, Township 39 South, Range 11 ½ East of the Willamette Meridian, Klamath County,
Oregon.**

The true and actual consideration for this conveyance is **\$60,000.00**.

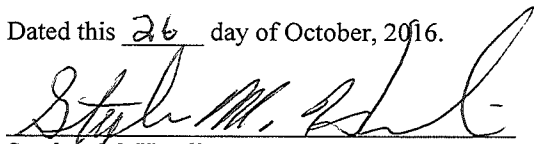
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and
those shown below, if any:

****DEED RESTRICTION****

There shall be a 150 foot no build area along the North boundary line of Parcel 2 of Land Partition 2-98

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 26 day of October, 2016.




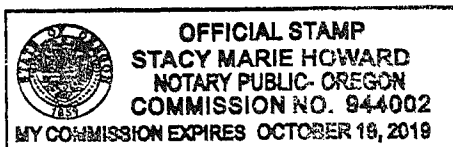
Stephen M. Hamlin

State of Oregon } ss
County of Klamath }

On this 26th day of October, 2016, before me, Stacy Howard a Notary Public in and for said state, personally appeared Stephen M. Hamlin, 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.



Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 10-19-19

Dated this 25 day of October, 2016.

Helena C. Hamlin
Helena C. Hamlin

State of Oregon } ss
County of Klamath }

On this 25th day of October, 2016, before me, Stacy Howard a Notary Public in and for said state, personally appeared Helena C. Hamlin, 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.

Stacy Howard
Notary Public for the State of Oregon
Residing at: Klamath Falls, OR
Commission Expires: 10-19-19

