

MAIL TAX NOTICE TO:  
Tom Armstrong  
1011 Melbourne Circle  
Farmington, UT 84025-4100

2018-005752  
Klamath County, Oregon  
05/09/2018 03:33:01 PM  
Fee: \$42.00

SPECIAL WARRANTY DEED

David L. Hurst Jr. GRANTOR(S)  
OF Davis, COUNTY OF DAVIS, STATE OF VT  
HEREBY CONVEYS AND WARRANTS AGAINST THE ACTS OF THE GRANTOR ONLY TO:

Tom Armstrong  
GRANTEE(S)  
OF Farmington, COUNTY OF DAVIS, STATE OF UTAH  
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,  
THE FOLLOWING DESCRIBED TRACT OF LAND IN KLAMATH COUNTY,  
STATE OF OREGON:

APN: R-3611-10A-4000  
LOT 24, BLOCK 10, SECOND ADDITION TO NIMROD RIVER PARK

The Grantor will defend the right and title to the real estate described above against claims against the Grantee arising from, under or though the Grantor only.

The Grantee accepts the real estate in "as is" condition and where presently located including any improvements, structures, easements, or encumbrances. The Grantor makes no representation about the suitability of the real estate for a particular purpose or the conditions therein. The Grantee has had an opportunity for due diligence and is purchasing this property based on Grantee's judgment and inquiry.

If a court of competent jurisdiction finds any provision, clause, or section of this document to be illegal, invalid, or unenforceable as to any circumstance, that finding shall not make the offending provision, clause, or section illegal, invalid, or unenforceable as to any other circumstance. If feasible the offending provision, clause, or section shall be considered modified so that it shall becomes legal, valid, and enforceable. If the offending provision, clause, or section cannot be so modified, it shall be considered deleted from this document. Unless otherwise required by law, the illegality, invalidity, or unenforceability of any provision, clause, or section this document shall not affect the legality, validity or enforceability of any other provision clause or section of this document.

SUBJECT TO EASEMENTS, RESTRICTIONS, ENCUMBRANCES AND RIGHTS OF WAY OF RECORD, AND TAXES FOR THE YEAR 2018 AND THEREAFTER.

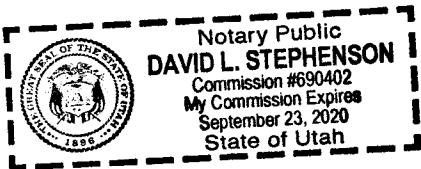
WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 8 DAY OF May, 2018.

SIGNED IN THE PRESENCE OF  
David L Hurst Jr  
DAVID J. HURST, JR

STATE OF UTAH )  
:SS  
COUNTY OF DAVIS )

ON May 8, 2018, PERSONALLY APPEARED BEFORE ME, DAVID J. HURST, JR. , THE SIGNER(S) OF THE WITHIN INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT ( ) HE ( ) EXECUTED THE SAME.

David J. Hurst Jr  
NOTARY PUBLIC



COURTESY RECORDING  
This document is being recorded solely as a courtesy and an accommodation to the parties named therein. Pinnacle Title Insurance Agency hereby expressly disclaims any responsibility or liability for the accuracy of the content thereof.