



THIS SPACE RESERVED FOR

2018-009463

Klamath County, Oregon

08/09/2018 03:06:00 PM

Fee: \$92.00

After recording return to:

Walt Hammerich and Nancy Hammerich

28989 Casebeer Rd

Bonanza, OR 97623

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

Walt Hammerich and Nancy Hammerich

28989 Casebeer Rd

Bonanza, OR 97623

File No. 239126AM

STATUTORY WARRANTY DEED

George Lewis Armstrong and Helen K. Armstrong, Trustees of the Armstrong Family Living Trust (A Revocable Living Trust),

Grantor(s), hereby convey and warrant to

Walt Hammerich and Nancy Hammerich, 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

Unsurveyed Parcel 1 of Land Partition 78-07 Being a Replat of a Portion of Parcel 2 of Major Land Partition 3-88, Situated in the W1/2 of Section 29 and the N1/2 of Section 32, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon. Recorded April 3, 2008 in 2008-004927. Being more particularly described as the S1/2 NW1/4 and the SW1/4 of said Section 29, Township 38 South, Range 11 East of the Willamette Meridian.

PARCEL 2

Unsurveyed Parcels 2 of Land Partition 78-07 Being a Replat of a Portion of Parcel 2 of Major Land Partition 3-88, Situated in the W1/2 of Section 29 and the N1/2 of Section 32, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon. Recorded April 3, 2008 in 2008-004927. Being more particularly described as the N1/2 NW1/4, the SE1/4 NW1/4 and the W1/2 NE1/4 of said Section 32, Township 38 South, Range 11 East of the Willamette Meridian.

The true and actual consideration for this conveyance is \$275,000.00.

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:

2018-2019 Real Property Taxes, a lien not yet due and payable.

axant

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 8 day of Aug, 2018.

Armstrong Family Living Trust

By: George Lewis Armstrong, Trustee
George Lewis Armstrong, Trustee

By: Helen K. Armstrong, Trustee
Helen K. Armstrong, Trustee

State of _____ } ss
County of _____ }

On this _____ day of August, 2018, before me, _____ a Notary Public in and for said state, personally appeared George Lewis Armstrong and Helen K. Armstrong, Trustees of the Armstrong Family Living Trust (a Revocable Living Trust), 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 _____
Residing at: _____
Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

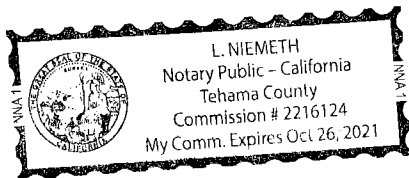
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of SNASTA)
 On AUGUST 8, 2018 before me, L Niemeth, Notary Public
 Date Here Insert Name and Title of the Officer
 personally appeared GEORGE LEWIS ARMSTRONG
 Name(s) of Signer(s)
HELEN K ARMSTRONG

who 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 ~~he~~ she/they executed the same in ~~his~~ her/their authorized capacity(ies), and that by ~~his~~ her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature L Niemeth
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: STATUTORY WARRANTY deed Document Date: 8/8/18
 Number of Pages: 2 Signer(s) Other Than Named Above: NONE

Capacity(ies) Claimed by Signer(s)

Signer's Name: George Lewis Armstrong
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☒ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: Self

Signer's Name: Helen K Armstrong
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☒ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: Self