



THIS SPACE RESERVED FOR

2019-009042
Klamath County, Oregon
08/09/2019 11:19:01 AM
Fee: \$97.00

After recording return to:
Michael Armstrong and Joyce Armstrong
6835 Highway 66
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be
sent to the following address:
Michael Armstrong and Joyce Armstrong
6835 Highway 66
Klamath Falls, OR 97601
File No. 308742AM

STATUTORY WARRANTY DEED

Marvin B. Chapman and Joann Chapman, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Michael Armstrong and Joyce 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:

Please see attached Exhibit "A"

The true and actual consideration for this conveyance is \$215,000.00.

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:

2019-2020 Real Property Taxes, a lien not yet due and payable

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 7 day of Aug 2019.

Marvin B. Chapman by Jo Ann Chapman, attorney in fact
Marvin B. Chapman, by Jo Ann Chapman, attorney in fact

Jo Ann Chapman
Jo Ann Chapman

State of Oregon } ss
County of Klamath }

On this 7th day of August, 2019, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared **Jo Ann Chapman, individually and as attorney in fact for Marvin B. Chapman**, 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.

Jenny Annette Brazil
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 10/23/2022

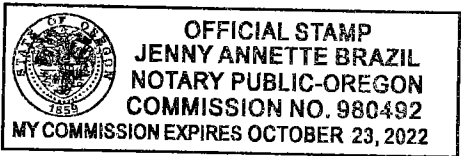


EXHIBIT "A"

PARCEL 1

A parcel of land situate in the SE1/4 SE1/4 in Section 14, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the SE1/4 of SE1/4 of Section 14, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, which point in the Northwesterly right of way line of the Klamath Falls-Ashland Highway, and which point of beginning is North 42.8 feet, thence South $53^{\circ} 20 \frac{1}{2}'$ W 319.78 feet, and South $54^{\circ} 42 \frac{1}{2}'$ West a distance of 506.12 feet from the Northeast corner of said SE1/4 of SE1/4 of Section 14, thence South $54^{\circ} 42 \frac{1}{2}'$ West along the Northwesterly right of way line of said highway a distance of 220.6 feet; thence North $6^{\circ} 35 \frac{1}{2}'$ West 450.32 feet (which course is the Easterly boundary line of a five acre parcel of land heretofore conveyed to Richard Edwin Botens by the heirs of the Lewis Botens Estate); thence North $54^{\circ} 42 \frac{1}{2}'$ East 4.3 feet; thence South $35^{\circ} 17 \frac{1}{2}'$ East 395.0 feet to the point of beginning.

EXCEPTING THEREFROM the following:

A portion of that tract land recorded in Volume 254, page 696 of Deed Records of Klamath County, Oregon, described therein as being in the E1/2 of the SE1/4, Section 14, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, said portion of tract being particularly described as follows:

Beginning at the most Southwesterly corner of aforesaid tract of land, which corner is marked with an iron pin and lies on the Northwesterly boundary of the Klamath Falls-Ashland Highway; thence North $6^{\circ} 06 \frac{1}{2}'$ West along the Westerly boundary of said tract a distance of 186.44 feet to a $\frac{1}{2}$ inch iron pipe; thence North $61^{\circ} 39 \frac{1}{2}'$ East along an existing fence line, 122.68 feet to a 1" I. D. galvanized iron pipe; thence South $33^{\circ} 20 \frac{1}{2}'$ East 147.53 feet to a $1 \frac{1}{4}$ " galvanized iron pipe; thence continuing South $33^{\circ} 20 \frac{1}{2}'$ East 0.5 feet to the Northwesterly right of way boundary of the Klamath Falls-Ashland Highway; thence along same South $54^{\circ} 42 \frac{1}{2}'$ West 207.64 feet to the point of beginning.

PARCEL 2

A parcel of land in the E1/2 of the SE1/4 of Section 14, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

To wit: Beginning at a point which is the intersection of the East line of said Section 14 with the Northwesternly line of the Klamath Falls-Ashland Highway and which point is North 42.8 feet from the Northeast corner of the SE1/4 of the SE1/4 of said Section 14; thence along said Northwesternly right of way line of said Highway, South $53^{\circ} 20 \frac{1}{2}'$ West 319.78 feet; thence continuing along said Northwesternly line of said Highway, South $54^{\circ} 42 \frac{1}{2}'$ West 395.84 feet to the point of beginning of the tract herein described; thence South $54^{\circ} 42 \frac{1}{2}'$ West along said Northwesternly line of said highway 110.28 feet; thence North $35^{\circ} 17 \frac{1}{2}'$ West 395.0 feet; thence North $54^{\circ} 42 \frac{1}{2}'$ East 110.28 feet; thence South $35^{\circ} 17 \frac{1}{2}'$ East 395.0 feet to the point of beginning.