



2020-009050

Klamath County, Oregon

07/24/2020 08:12:55 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Martin C. Landers

P. O. Box 1976

Jacksonville, OR 97530

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

Martin C. Landers

P. O. Box 1976

Jacksonville, OR 97530

File No. 377021AM

STATUTORY WARRANTY DEED

George Armstrong, Trustee and Helen Armstrong, Trustee of the Armstrong Family Living Trust,

Grantor(s), hereby convey and warrant to

Martin C. Landers,

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:

NW1/4 of Section 2, Township 34 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

And also described as Government Lots 3 and 4 and South half of Northwest Quarter of Section 2, Township 34 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$109,000.00.

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:

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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 21 day of July, 2020

The Armstrong Family Living Trust

By: George I. Armstrong
George Armstrong, Trustee

By: Helen Armstrong
Helen Armstrong, Trustee

ACKNOWLEDGMENT

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 SUTTER

On JULY 21, 2020 before me, L. NIEMETH, Notary Public,
(Insert name and title of the officer) LN

personally appeared George Armstrong and Helen Armstrong, ~~Trustees of the Armstrong Family Living Trust~~, 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 (Seal)

