

**2020-012918****Klamath County, Oregon****10/08/2020 02:07:00 PM****Fee: \$87.00**

THIS SPACE RESERVED FOR

After recording return to:

Timothy A. Armstrong and Virginia Armstrong and  
Randal W. Armstrong

19848 Dodds Hollow Rd

Merrill, OR 97633

Until a change is requested all tax statements shall be  
sent to the following address:Timothy A. Armstrong and Virginia Armstrong and  
Randal W. Armstrong

19848 Dodds Hollow Rd

Merrill, OR 97633

File No. 388498AM

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**STATUTORY WARRANTY DEED****Nadiene Ruth Gasser, who acquired title as Nadeine Ruth Green and Rodney Scott Green,**

Grantor(s), hereby convey and warrant to

**Timothy A. Armstrong and Virginia Armstrong and Randal W. Armstrong, Not as Tenants in Common, but  
with Rights of Survivorship**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:**A parcel of land situated in the SE1/4 of Section 32, Township 40 South, Range 11 East of the Willamette  
Meridian, Klamath County, Oregon, and being more particularly described as follows:****Beginning at a 5/8 inch iron pin marking the Northwest corner of said SE1/4; thence South 89° 25' 58" East  
along the North line of said SE1/4, 609.04 feet to a 5/8 inch iron pin; thence leaving said North line and  
running South, 1,334.45 feet to a 5/8 inch iron pin on the South line of the NW1/4 SE1/4 of said Section 32;  
thence North 89° 46' 23" West, on said South line 401.66 feet to a 5/8 inch iron pin; thence leaving said  
South line, South 208.71 feet to a 5/8 inch iron pin; thence West 208.92 feet to a 5/8 inch iron pin on the West  
line of said SE1/4; thence North 00° 03' 30" East, along said West line, 1,547.62 feet to the point of  
beginning.****EXCEPTING THEREFROM a strip of land situated in the NW1/4 SE1/4 of Section 32, Township 40 South,  
Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as  
follows: Beginning at the CE 1/16 corner of said Section 32; thence North 89° 25' 50" West 1,327.54 feet to  
the C1/4 corner of said Section 32; thence South 00° 03' 30" West along the West line of said NW1/4 SE1/4,  
38.30 feet to a point in an existing East-West fence line; thence generally along said existing East-West fence  
line and its extension the following courses and distances North 89° 36' 51" East 515.24 feet; North 89° 47'  
36" East 335.48 feet and North 89° 40' 48" East 476.76 feet to a point on the East line of said NW1/4 SE1/4;  
thence North 00° 09' 01" East 17.81 feet to the point of beginning, with bearings based on Survey No. 2522,  
as recorded in the office of the Klamath County Surveyor.**

The true and actual consideration for this conveyance is \$440,000.00.

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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**"2020-2021 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 6<sup>th</sup> day of Oct., 2020

Rodney S. Green  
Rodney S. Green  
Scott

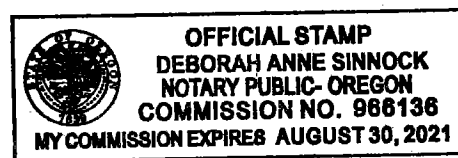
Nadiene Ruth Gasser  
Nadiene R. Gasser

State of OR } ss  
County of Klamath }

On this 6<sup>th</sup> day of Oct., 2020, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Nadiene Ruth Gasser, 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.

Deborah Anne Sinnock  
Notary Public for the State of OR  
Residing at: Klamath Co.  
Commission Expires: 8-30-21



State of OR } ss  
County of Klamath }

On this 6<sup>th</sup> day of Oct., 2020, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Rodney Scott Green, 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.

Deborah Anne Sinnock  
Notary Public for the State of OR  
Residing at: Klamath Co.  
Commission Expires: 8-30-21

