

2022-005773

Klamath County, Oregon



00299869202200057730040040

05/06/2022 08:11:33 AM

Fee: \$97.00

## Quitclaim Deed

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO: AUD TAXES

Timothy Armstrong, Grantee(s)

PO Box 507

Merrill, OR 97633

Consideration: \$ Transfer of title

Property Transfer Tax: \$

Assessor's Parcel No.: 19848 Dodds Hollow Rd. Merrill OR 97633

PREPARED BY: Timothy Armstrong certifies herein that he or she has prepared this Deed.

Signature of Preparer

Printed Name of Preparer

5-4-2022  
Date of Preparation

THIS QUITCLAIM DEED, executed on MAY 4 2022 in the County of

Klamath, State of Oregon

by Grantor(s), Virginia Armstrong

whose post office address is 2950 Crest St Klamath Falls OR

to Grantee(s), Randel Armstrong & Timothy Armstrong

whose post office address is 19848 Dodds Hollow Rd. Merrill, OR

WITNESSETH, that the said Grantor(s), Virginia Armstrong,

for good consideration and for the sum of \$

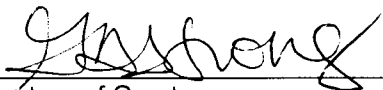
(\$ 0) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,

does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of OREGON and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

**IN WITNESS WHEREOF**, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

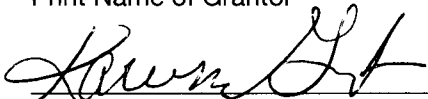
**GRANTOR(S):**

  
Signature of Grantor

Virginia Armstrong  
Print Name of Grantor

\_\_\_\_\_  
Signature of Second Grantor (if applicable)

\_\_\_\_\_  
Print Name of Second Grantor (if applicable)

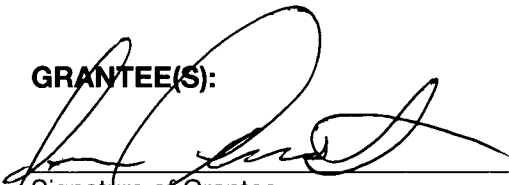
  
Signature of First Witness to Grantor(s)

Karissa Granados  
Print Name of First Witness to Grantor(s)

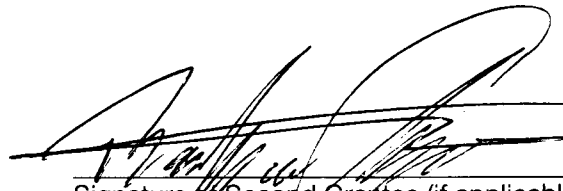
\_\_\_\_\_  
Signature of Second Witness to Grantor(s)

\_\_\_\_\_  
Print Name of Second Witness to Grantor(s)

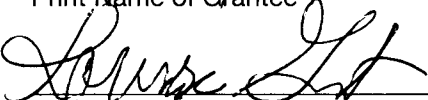
**GRANTEE(S):**

  
Signature of Grantee


Timothy Armstrong  
Print Name of Grantee

  
Signature of Second Grantee (if applicable)

Randal W. Armstrong  
Print Name of Second Grantee (if applicable)

  
Signature of First Witness to Grantee(s)

Karissa Granados  
Print Name of First Witness to Grantee(s)

  
Signature of Second Witness to Grantee(s)

Karissa Granados  
Print Name of Second Witness to Grantee(s)

**NOTARY ACKNOWLEDGMENT**

State of Oregon

County of Klamath

On May 4, 2022, before me, Amanda Joe Sherrill, a notary public in and for said state, personally appeared, Virginia Armstrong  
Timothy Armstrong Randel Armstrong

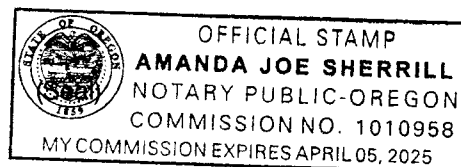
who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

**WITNESS** my hand and official seal.

Amanda Joe Sherrill  
Signature of Notary

Affiant Known \_\_\_\_\_ Produced ID ✓

Type of ID Oregon Driver License



**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

Exhibit A

---

**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:

87