

2026-000472
Klamath County, Oregon
01/16/2026 10:17:01 AM
Fee: \$112.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Taylor M. Hulse and Rebecca M.
Hulse
P.O Box 861 , 19842 Dodds Hollow
Road
Merrill, OR 97833

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

Taylor M. Hulse and Rebecca M.
Hulse
P.O Box 861 , 19842 Dodds Hollow
Road
Merrill, OR 97833

File No.: 7161-4258287 (SA)
Date: January 12, 2026

STATUTORY WARRANTY DEED

Timothy A. Armstrong and Randal W. Armstrong, not as tenants in common, but with rights of survivorship, as to tax lot 1100 and Taylor M. Hulse and Rebecca M. Hulse, as tenants by the entirety, as to tax lot 301, Grantor, conveys and warrants to Taylor Hulse and Rebecca Hulse, as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$56,000.00**. (Here comply with requirements of ORS 93.030)

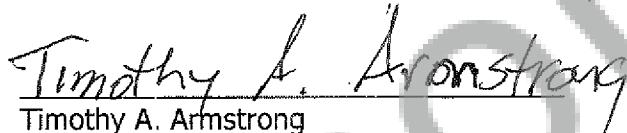
APN: **R104906**

Statutory Warranty Deed
- continued

File No.: **7161-4258287 (SA)**

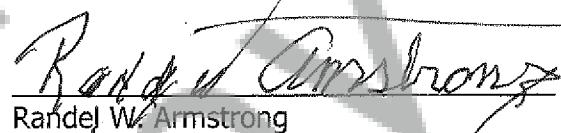
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 14 day of January, 2026.



Timothy A. Armstrong

Taylor M. Hulse



Randel W. Armstrong

Rebecca M. Hulse

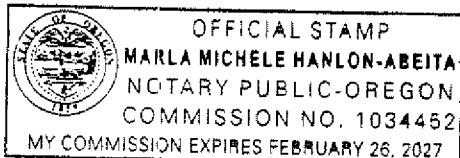
APN: R104906

Statutory Warranty Deed
- continued

File No.: 7161-4258287 (SA)

STATE OF Oregon)
County of Klamath)ss.)

This instrument was acknowledged before me on this 14 day of January, 2026
by **Timothy A. Armstrong and Randel W. Armstrong**.



Notary Public for Oregon
My commission expires:

STATE OF _____)
County of _____)ss.

This instrument was acknowledged before me on this _____ day of _____, 20_____
by **Taylor M. Hulse and Rebecca M. Hulse**.

Notary Public for Oregon
My commission expires:

APN: **R104906**

Statutory Warranty Deed
- continued

File No.: **7161-4258287 (SA)**

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 15 day of January, 2026.

Timothy A. Armstrong


Taylor M. Hulse

Randel W. Armstrong


Rebecca M. Hulse

APN: R104906

Statutory Warranty Deed
- continued

File No.: **7161-4258287 (SA)**

STATE OF Oregon)
County of Klamath)ss.)

This instrument was acknowledged before me on this _____ day of _____, 20_____
by **Timothy A. Armstrong and Randel W. Armstrong**.

Notary Public for Oregon
My commission expires:

STATE OF Oregon)
County of Jackson)
) SS.

This instrument was acknowledged before me on this 15 day of
September, 2014 by **Taylor M. Hulse and Rebecca M. Hulse.**



Notary Public for Oregon
My commission expires:

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

UNSURVEYED PARCEL 1 OF "LAND PARTITION 54-25", A REPLAT OF PARCEL 2 OF "LAND PARTITION 22-15" AND ADJACENT LAND, SITUATED IN THE NE1/4 AND 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 SOUTHWEST CORNER OF PARCEL 2 OF "LAND PARTITION 22-15", SAID POINT BEING ON THE WEST LINE OF THE NW1/4 SE1/4 OF SAID SECTION 32; THENCE, ALONG THE BOUNDARY OF SAID PARCEL 2 THE FOLLOWING COURSES, N00°03'30"E, A DISTANCE OF 420.11 FEET, N71°18'53"E, A DISTANCE OF 82.44 FEET, S08°02'57"E, A DISTANCE OF 134.32 FEET, N76°59'01"E, A DISTANCE OF 185.69 FEET, S65°11'19"E, A DISTANCE OF 253.69 FEET AND S08°28'09"W, A DISTANCE OF 248.43 FEET; THENCE, LEAVING SAID BOUNDARY AND BEARING N89°36'51"E, A DISTANCE OF 43.30 FEET; THENCE N89°47'36"E, A DISTANCE OF 93.82 FEET; THENCE SOUTH, A DISTANCE OF 1306.00 FEET TO A POINT ON THE SOUTH LINE OF THE SAID NW1/4 SE1/4; THENCE N89°46'23"W, ALONG THE SAID SOUTH LINE, A DISTANCE OF 401.66 FEET; THENCE, LEAVING THE SAID SOUTH LINE AND BEARING NORTH, A DISTANCE OF 208.91 FEET; THENCE WEST, A DISTANCE OF 208.50 FEET TO A POINT ON THE SAID WEST LINE OF THE NW1/4 SE1/4; THENCE N00°03'30"E, ALONG THE SAID WEST LINE, A DISTANCE OF 1091.70 FEET TO THE POINT OF BEGINNING, CONTAINING 21.05 ACRES, MORE OR LESS, WITH BEARINGS BASED ON RECORDED SURVEY #2522 ON FILE AT THE OFFICE OF THE KLAMATH COUNTY SURVEYOR.