



THIS SPACE RESERVED FOR

2017-014276
Klamath County, Oregon
12/15/2017 12:08:01 PM
Fee: \$52.00

After recording return to:

Kyle Medeiros and Callie Medeiros

632 E Riverside Ave

Laton, CA 93242

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

Kyle Medeiros and Callie Medeiros

1345 Haskins Rd

Bonanza, OR 97623

File No. 194923AM

STATUTORY WARRANTY DEED

James Allen Armstrong, Successor Trustee of the John Craig Armstrong Revocable Living Trust,

Grantor(s), hereby convey and warrant to

Kyle Medeiros and Callie Medeiros, 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:

See Attached Exhibit 'A'

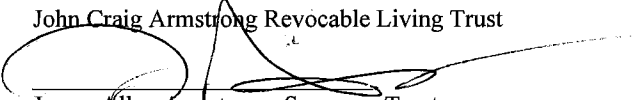
The true and actual consideration for this conveyance is \$650,000.00.

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:

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 22nd day of November, 2017.

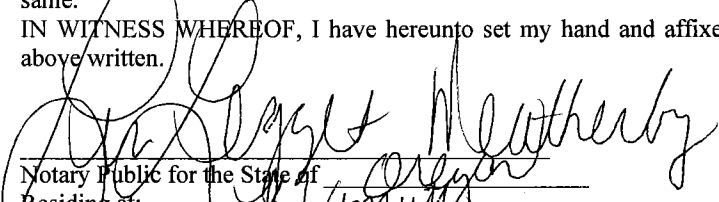
John Craig Armstrong Revocable Living Trust


James Allen Armstrong, Successor Trustee

State of Oregon } ss
County of Klamath }

On this 22 day of November, 2017, before me, Lisa Legget Weatherby a Notary Public in and for said state, personally appeared James Allen Armstrong, Successor Trustee, 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.


Notary Public for the State of Oregon

Residing at: Klamath Falls, Oregon

Commission Expires: 10/19/19



EXHIBIT "A"

Parcel A:

Parcel 3 of Land Partition 43-02 in the NE 1/4 and SE 1/4 Section 31; NW 1/4 and SW 1/4 Section 32; NE 1/4 Section 6, NW 1/4 Section 5 Township 38 and 39, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Parcel B:

Parcel 2 of Land Partition 43-02 in the NE 1/4 and SE 1/4 Section 31; NW 1/4 and SW 1/4 Section 32; NE 1/4 Section 6, NW 1/4 Section 5 Township 38 and 39, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the 1/4 corner common to said Section 31 and 32 marked with a 2-inch aluminum cap; thence from said Point of Beginning, Easterly to the Center-West 1/16 corner said Section 32 being marked with a 5/8 inch iron pin, South 89°59'22" East 1302.36 feet; thence Northerly to the North-West 1/16 corner of said Section 32 being marked with a 5/8 inch iron pin, North 00°01'50" East 1317.96 feet; thence Westerly to the North 1/16 corner common to said Sections 31 and 32, South 89°55'54" West 1306.68 feet; thence South 89°34'22" West 2625.66 feet to a point being North 89°34'22" East 30.00 feet from the Center-North 1/16 corner of said Section 31, also being on the centerline of Haskins Co. Road 1079; thence Southerly along a line parallel with the Center section line of said Section 31, also being the centerline of said road, to a point marked with a 5/8 inch iron pin, South 00°19'40" East 1582.43 feet; thence Easterly leaving said line, South 88°37'55" East 1109.93 feet to a point marked with a 5/8 inch iron pin; thence South 89°20'46" West 120.36 feet to a point marked with a 5/8 inch iron pin, also being the Southwest corner of Parcel 3 of said Land Partition; thence North 1000.00 feet to a point marked with a 5/8 inch iron pin, also being the Northwest corner of Parcel 3 of said Land Partition; thence East 890.00 feet to a point marked with a 5/8 inch iron pin, also being the Northeast corner of Parcel 3 of said Land Partition; thence South 0°00'12" West 1010.16 feet to a point marked with a 5/8 inch iron pin, also being the Southeast corner of Parcel 3 of said Land Partition; thence North 58°00'16" East 611.21 feet to the Point of Beginning of this description.

The Basis of Bearing of this description is Land Partition 43-02, situate in Sections 31 and 32 of Township 38 South, Range 11 East, Willamette Meridian, Klamath County, Oregon.