



02038831
WARRANTY DEED

AFTER RECORDING RETURN TO:
SARA G. ARMSTRONG
1319 CARLETON
BERKELEY, CA 94702

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

FREDRICK G. DANIEL, aka FREDRICK DANIEL and PATRICIA D. DANIEL,
aka PATRICIA DANIEL hereinafter called GRANTOR(S), convey(s) to
SARA G. ARMSTRONG hereinafter called GRANTEE(S), all that real
property situated in the County of KLAMATH, State of Oregon,
described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN.

"THIS INSTRUMENT WILL 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
APPROVED USES."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservatoins, rights, rights of way and easements
of record, if any, and those apparent upon the land.

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$22,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 14TH, day of SEPTEMBER, 1992.

Fredrick G. Daniel
FREDRICK G. DANIEL
by his attorney in fact
Patricia D. Daniel

Patricia D. Daniel
PATRICIA D. DANIEL

STATE OF OREGON, County of KLAMATH)ss.

September 15, 1992

Personally appeared the above named FREDRICK G. DANIEL PATRICIA
D. DANIEL
and acknowledged the foregoing instrument to be their voluntary
act and deed.

Before me: *Harlene H. Addington*
Notary Public for OREGON

My Commission Expires: 3-22-93

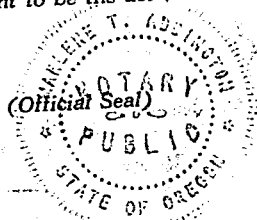
FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath

ss.

On this the 15th day of September, 19 92 personally appeared
 PATRICIA D. DANIEL
 who, being duly sworn (or affirmed), did say that she is the attorney in fact for FREDRICK G.
 DANIEL and
 that she executed the foregoing instrument by authority of and in behalf of said principal; and he acknowl-
 edged said instrument to be the act and deed of said principal.



Before me:

W. Arlene Addington
 (Signature)

(Title of Officer)

EXHIBIT "A"

PARCEL 1:

Beginning at a point 1243 feet South of the Northeast corner of Section 21, Township 33 South, Range 7 1/2 East of the Willamette Meridian, which point of beginning is the Southeast corner of property conveyed to Knox and wife by Deed recorded in Book 225 at Page 6, Klamath County Deed Records; thence South 60 feet to a point; thence West 200 feet to a point; thence North 110 feet to a point; thence East 55 feet to a point, which point is the Northwest corner of said property so conveyed to Knox; thence South 50 feet along the Westerly line of said Knox property; thence East along the Southerly line of said property so conveyed to Knox, 145 feet to the point of beginning, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM that portion lying within the boundaries of State Highway No. 62 also known as Main Street.

PARCEL 2:

A tract of land in the NE 1/4 NE 1/4 of Section 21, Township 33 South, Range 7 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point 1193 feet South of the Northeast corner of said Section 21; thence West 145 feet; thence South 50 feet; thence East 145 feet; thence North 50 feet to the place of beginning.

EXCEPTING THEREFROM all that portion lying within the boundaries of the State Highway.

CODE 8 MAP 3307-V21AA TL 1700
 CODE 8 MAP 3307-V21AA TL 1800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 16th day
 of September A.D., 19 92 at 3:17 o'clock P. M., and duly recorded in Vol. M92
 of Deeds on Page 21175
 By Evelyn Biehn County Clerk
Bernetha H. Hirsch

FEE \$35.00