



WARRANTY DEED

#03043590

AFTER RECORDING RETURN TO:

LYNN E. ARMSTRONG
JUDITH L. ARMSTRONG
2106 UNITY STREET
KLAMATH FALLS, OR 97603

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

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Aspen Title & Escrow
on this 1st day of Sept A.D., 19 95
at 3:33 o'clock P M. and duly recorded
in Vol. M95 of Deeds Page 23762

Bernetha G. Loesch County Clerk

By Ruth Haley

Deputy.

Fee, \$30.00

FRANK E. SAMSEL and GLENNA M. SAMSEL, husband and wife,
hereinafter called GRANTOR(S), convey(s) to LYNN E. ARMSTRONG
and JUDITH L. ARMSTRONG, husband and wife, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

Lot 6, Block 6, FIRST ADDITION TO MOYINA MANOR, in the County of
Klamath, State of Oregon.

Code 143 Map 3909-1AC TL 2600

"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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and 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
\$85,500.00.

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 30th day of August, 1995.

Frank E. Samsel
FRANK E. SAMSEL

Glenna M. Samsel
GLENNA M. SAMSEL, by FRANK E.
SAMSEL, her Attorney in Fact

STATE OF OREGON, County of Klamath)ss.

On this 31st day of August, 1995,

Personally appeared the above named FRANK E. SAMSEL,
individually and as Attorney in Fact for GLENNA M. SAMSEL and
acknowledged the foregoing instrument to be their voluntary act
and deed.

Before me:

Notary Public for Oregon

My Commission Expires: January 31, 1998

