G. FRANK KOHLER

53495

M-29134

convey(s) to \_\_\_\_\_\_\_ GORDON FELBER and ANN FELBER, husband and wife \_\_\_\_\_\_\_\_ , hereinafter called grantor, \_\_\_\_\_\_\_ all that real property situated in the

sper

WARRANTY DEED (INDIVIDUAL)

FSCROW, INC.

County of \_\_\_\_\_Klamath \_\_\_\_\_, State of Oregon, described as:

Lot 24, Block 15, Tract No. 1053, OREGON SHORES, in the County of Klamath, State of Oregon.

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SUBJECT TO:

Santa Ania, CA 92705

- 1. Reservations, including the terms and provisions thereof, as set forth in land status report recorded March 16, 1959 in Book 310 at page 526, Deed Records.
- 2. Restrictions, but omitting restrictions, if any, based on race, color religion or national origin, as shown on the recorded plat of Oregon Shores.
- 3. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof.
- Recorded: August 13, 1973 Book M-73 Page 10698
- 4. Subject to rules ans regulations of Fire Patrol District.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLAN-NING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except

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

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 <u>26</u> day of <u>August</u> 19 <u>85</u>

J. Frank Kohler

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CALIFORNIA STATE OF ORREGON, County of AUGELES )ss. <u>On this 30<sup>#</sup> day of August</u>, 1985. Personally appeared the above named \_\_\_\_\_G. Frank Kohler and acknowledged the foregoing voluntary act and deed. instrument to be his 1-1-1-1 OFFICIAL STAL Before me: PATRICIA M WOODS Notary Public for \_ Californi NOTABI PURLIC - GALIFORNIA My Commission Expires: LOS ANGELES COUNTY comm. expire STATE OF OREGON, Frank Kohler SS. Klamath County of GRANTOR'S NAME AND ADDRESS I certify that the within instrument was received for record on the 17th day Gordon Felber \_\_, 19 85\_\_, September of Ann Felber at 3:51 o'clock P\_M., and recorded GRANTEE'S NAME AND ADDRESS in book/reel/volume No. \_\_\_\_\_M85\_\_\_ on SPACE RESERVED After recording return to: page \_\_15215\_\_ or as document/fee/file/ FOR instrument/microfilm No. 53495 Gordon and Ann Felber RECORDER'S USE Record of Deeds of said county. 18831 Barry Lane Santa Ana, CA 92705 NAME ADDRESS ZIP Witness my hand and seal of County affixed. Until a change is requested all tax statements shall be sent to the following address. Gordon and Ann Felber Biehn, County Clerk 18831 Barry Lane

FORM 685-2.5M

Deputy

.05 SEP 17 PH 3

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