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#M31220
 **Aspen**
 TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. M 87 Page 22298

WARREN E. GITTLEMAN and FLORA E. GITTLEMAN, husband and wife
 convey(s) to GORDON ROSS FELBER and MARJORIE JEAN FELBER, husband and wife
 County of Klamath, State of Oregon, described as:

Lot 21, Block 4, SECOND ADDITION TO PINE GROVE PONDEROSA, TRACT NO. 1153, in the
 County of Klamath, State of Oregon.

"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."

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 PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
SEE ATTACHED EXHIBIT "A"

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 \$ 80,000.00. "However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which)" (Delete between symbols; if not applicable. See ORS 93.030)

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 19 day of December, 19 87.

STATE OF OREGON, County of Lincoln) ss.

On this 4th day of December, 19 87.

Personally appeared the above named Warren E. Gittleman and Flora E. Gittleman

Instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me:

Notary Public for CATHERINE B. KING
 My Commission Expires 8-13-91

Warren E. & Flora E. Gittleman

GRANTOR'S NAME AND ADDRESS

Gordon Ross & Marjorie Jean Felber

GRANTEE'S NAME AND ADDRESS

After recording return to:

Gordon Ross & Marjorie Jean Felber

1147 PINE GROVE ROAD
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

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

Gordon Ross & Marjorie Jean Felber

234 NE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19 _____,

at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ of as document/fee/file/

Instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____

Deputy

EXHIBIT "A"

22299

SUBJECT TO:

1. Subject to rules and regulations of Fire Patrol District.
2. Restrictions as shown on the recorded plat.
3. Covenants, easements and restrictions, recorded January 23, 1978 in Book M-78 at page 1386.
4. Easement, recorded February 18, 1965 in Book 359 at page 380.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company
of December A.D., 19 87 at 10:53 o'clock A M., and duly recorded in Vol. M87
of Deeds on Page 22298

FEE \$15.00

Evelyn Biehn,
By John Smith County Clerk