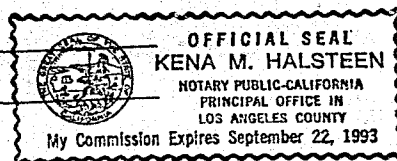


**Aspen**
TITLE & ESCROW, INC.#01034183
WARRANTY DEED

AFTER RECORDING RETURN TO:

ANDREW R. DERBER
SHELLEY L. DERBER
~~1029 Park Avenue~~ General Delivery
~~San Jose, CA, 91526~~ Keno, OR 97627UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEALF FREDRIK HALSTEEN and MARY LOUISE HALSTEEN, Trustees of the
ALF F. and MARY L. HALSTEEN LIFETIME TRUST, DATED JANUARY 28,
1988, hereinafter called GRANTOR(S), convey(s) to ANDREW R.
DERBER and SHELLEY L. DERBER, husband and wife hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:LOT 14 in BLOCK 27, THIRD ADDITION TO KLAMATH RIVER ACRES, 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." *✓ SD AP*and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except: 1) Taxes for the
fiscal year 1989-'90, a lien but not yet payable. 2)
Conditions and Restrictions as shown on the recorded plat of
Third Addition to Klamath River Acres. 3) This property lies
within and is subject to the levies and assessments of the
Klamath River Acres Water Users' Association.,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
\$18,000.00.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 4th day of October, 1989.ALF FREDRIK HALSTEEN and MARY LOUISE HALSTEEN, trustee of the ALF F.
and MARY L. HALSTEEN LIFETIME TRUST, dated January 28, 1988.By: *X Alf Fredrik Halsteen, Trustee*
TrusteeBy: *Mary Louise Halsteen, Trustee*
Trustee*X Alf Fredrik Halsteen*
ALF FREDRIK HALSTEEN*X Mary Louise Halsteen*
MARY LOUISE HALSTEENSTATE OF CALIFORNIA, County of Los Angeles) ss.OCTOBER 08, 1989.Personally appeared the above named Alf Fredrik Halsteen and
Mary Louise Halsteen as Trustees of the Alf F. and Mary L.
Halsteen Lifetime Trust, dated January 28, 1988, and
individually and acknowledged the foregoing instrument to be
their voluntary act and deed.Before me: Kena M. Halsteen
Notary Public for California
My Commission Expires: Sept. 22, 1993

WARRANTY DEED

Aspen Title & Escrow Inc.

Aspen Title & Escrow Inc.
1625 N. Main Street
Medford, Oregon 97504
Phone (503) 753-1111
Fax (503) 753-1112
A fee of \$13.00 is required for all tax statements in the following address:

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 20th day
of Oct. A.D., 19 89 at 10:53 o'clock A M., and duly recorded in Vol. M89
of Deeds on Page 20014

FEE \$13.00

Evelyn Biehn County Clerk
By Pauline Mickelthorn

"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 TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES."

and covenants (s) that grantor is the owner of the above described property free of all encumbrances except: (1) taxes for the fiscal year 1988-1990, a lien but not yet payable; (2) conditions and restrictions as shown on the recorded plat of land adjacent to Klamath River Acres; (3) This property lies within and is subject to the laws and assessments of the Klamath River Water Users' Association.

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

The true and lawful consideration for this transfer is \$20,000.00.

In consideration of said deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 19th day of October, 1989.

ALL PREVIOUS INSTRUMENTS and MARY LOUISE HALSTEEN, trustee of the ALF F. and MARY L. HALSTEEN LIFE TIME TRUST, dated January 28, 1988.

Mary Louise Halsteen
Trustee

Mary Louise Halsteen
MARY LOUISE HALSTEEN

STATE OF OREGON, County of Klamath, ss.
October 20, 1989.

Personally appeared the above named All Klamath Halsteen and Mary Louise Halsteen as trustee of the ALF F. and Mary L. Halsteen Life Time Trust, dated January 28, 1988, and individually and acknowledged the foregoing instrument to be their voluntary act and deed.

