

KNOW ALL MEN BY THESE PRESENTS, That

LaVerne L. Otting and Carole M. Otting, Husband and Wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ralph A. Breitenstein and Donelle Breitenstein, Husband and Wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 7, Block 28, HOT SPRINGS ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed.

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 100,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

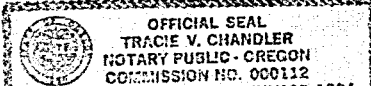
In Witness Whereof, the grantor has executed this instrument this 30th day of November, 19 90; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,
County of Klamath, ss.
November 30, 19 90.

Personally appeared the above named
LaVerne L. Otting
and Carole M. Otting

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

Before me: Tracie V. Chandler
Notary Public for Oregon
My commission expires: 7-6-94



LaVerne L. Otting and Carole M. Otting
802 N. Exchange Blvd.
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Ralph A. Breitenstein and Donelle Breitenstein
2110 Garrison St.
Klamath Falls, OR 97601
GRANTEES NAME AND ADDRESS

After recording return to:
Klamath First Federal S&C
340 Main St.
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is reported all tax statements shall be sent to the following address:
Same as above

LaVerne L. Otting
LaVerne L. Otting

Carole M. Otting
Carole M. Otting

STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____, 19 _____, by _____, president, and by _____, secretary of _____ corporation, on behalf of the corporation.
Notary Public for Oregon _____ (SEAL)
My commission expires: _____

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was received for record on the 30th day of Nov., 19 90, at 12:14 o'clock P. M., and recorded in book M90 on page 23769 or as file/reel number 23151.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Debra Mullen Deputy

Fee \$28.00