

23587

MTC #24481-N

WARRANTY DEED

Vol. m90 Page 24552

KNOW ALL MEN BY THESE PRESENTS, That THE TRUSTEE OF TRAIN MOUNTAIN FOUNDATION,
a Trust

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GORDON FELBER
and ANN FELBER, as tenants by the entirety, 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:

That portion of the N1/2 N1/2 SW1/4 lying Southwesterly of State Highway #422
in Section 28, Township 34 South, Range 7 East of the Willamette Meridian, Klamath
County, Oregon.

Tax Account No.: 3407 02800 00101

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 all
those of record and those apparent to the land 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 \$ 4,000.00

~~However, the usual consideration of one hundred and no other property or value is provided which is the whole
part of the consideration (indicated 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 14th 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.

Train Mountain Foundation

STATE OF OREGON, CALIFORNIA)
County of Klamath San Francisco ss.
November 30, 19 90

X By: Quentin L. Breen, Trustee

Personally appeared the above named _____
Quentin L. Breen as Trustee
for the Train Mountain
Foundation

_____ and acknowledged the foregoing instrument
to be his voluntary act and deed.

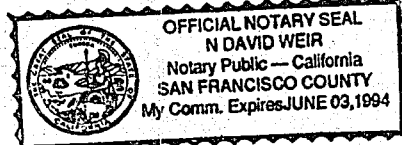
Before me:

M. H. D.
Notary Public for Oregon California
My commission expires: June 3, 1994

STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this
_____, 19 _____, by _____,
_____, president, and by _____,
_____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____ (SEAL)
My commission expires: _____



Train Mountain Foundation
HC 30 Box 1041
Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

Gordon Felber and Ann Felber
18831 Barry Lane
Santa Anna, CA 92705

GRANTEE'S NAME AND ADDRESS

After recording return to:

Gordon Felber and Ann Felber
18831 Barry Lane
Santa Anna, CA 92705

NAME, ADDRESS, ZIP

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

Gordon Felber and Ann Felber
18831 Barry Lane
Santa Anna, CA 92705

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath
I certify that the within instrument was
received for record on the 11th
day of Dec., 19 90,
at 2:36 o'clock P M., and recorded
in book M90 on page 24552 or as
file/reel number 23587,
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

SPACE RESERVED

FOR

RECORDERS USE

Evelyn Biehn, County Clerk

Recording Officer

By Quentin Mullendore Deputy

Fee \$28.00