

KNOW ALL MEN BY THESE PRESENTS, That

William J. Crain and Callie Celeste

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by William Feiner and Terry Feiner, 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:

REFER TO THE ATTACHED LEGAL DESCRIPTION

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 \$ 135,000.00. 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 27th day of February, 1992; 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.

William J. Crain
William J. Crain

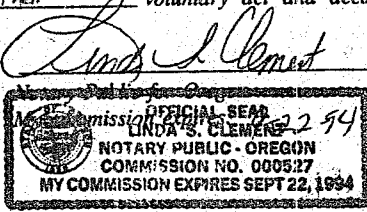
Callie Celeste
Callie Celeste

STATE OF OREGON,
County of Klamath) ss.
February 27, 1992

Personally appeared the above named
William J. Crain and Callie Celeste

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

Before me:



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
My commission expires: (SEAL)

William J. Crain & Callie Celeste 4018 B. County Ave Klamath Falls OR 97603	
GRANTOR'S NAME AND ADDRESS	
William & Terry Feiner 3510 Pine Street Klamath Falls OR 97603	
GRANTEE'S NAME AND ADDRESS	
Klamath First Federal 540 Main St Klamath Falls OR 97601	
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address: Same as above	
NAME, ADDRESS, ZIP	

STATE OF OREGON,) ss.
County of)
I certify that the within instrument was received for record on the
day of , 19 ,
at o'clock M., and recorded in book on page or as file/reel number
Record of Deeds of said county.
Witness my hand and seal of County affixed.
By Recording Officer Deputy

LEGAL DESCRIPTION

4145

PARCEL 1

Lot 5, Block 5, FIRST ADDITION TO PINE GROVE PONDEROSA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2

The South 10 feet of Lot 8, Block 5, FIRST ADDITION TO PINE GROVE PONDEROSA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 28th day
of Feb. A.D., 19 92 at 3:05 o'clock PM., and duly recorded in Vol. M92,
of Deeds on Page 4144.

Evelyn Biehn - County Clerk

FEE \$35.00

By

Pauline Mullender