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Aspen
 TITLE & ESCROW, INC.

 # 02038910
 WARRANTY DEED

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 AFTER RECORDING RETURN TO:
 ROBERT LANDER
 16122 Timberline Lane
 Klamath Falls, OR. 97601

 UNTIL A CHANGE IS REQUESTED ALL TAX
 STATEMENTS TO THE FOLLOWING ADDRESS:
 SAME AS ABOVE

 CHARLES E. BERGER, hereinafter called GRANTOR(S), convey(s) to
 ROBERT LANDER, hereinafter called GRANTEE(S), all that real
 property situated in the County of Klamath, State of Oregon,
 described as:

 The West 30 feet of Lot 362 and the Easterly 10 feet of Lot 363,
 Block 123, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the
 County of Klamath, State of Oregon.

Code 1, Map 3809-33AD, Tax Lot 6600.

 "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."

AFC

 and covenant(s) that grantor is the owner of the above described
 property free of all encumbrances except covenants, conditions,
 restrictions, reservations, rights, rights of way and easements
 of record, if any, and apparent upon the land,

 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
 \$23,000.00.

 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 18th day of September, 1992.

Charles E. Berger
 CHARLES E. BERGER

STATE OF OREGON, County of Klamath)ss.

 On September 18, 1992, personally appeared CHARLES E. BERGER and
 acknowledged the foregoing instrument to be his voluntary act
 and deed.

 Before me: Marlene T. Addington
 Notary Public for Oregon

My Commission Expires: March 22, 1993.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

 Filed for record at request of Aspen Title co. the 21st day
 of Sept. A.D., 19 92 at 10:32 o'clock A.M., and duly recorded in Vol. M92,
 of Deeds on Page 21540.

FEE \$30.00

Evelyn Biehn . County Clerk

 By Pauline M. Mendenhall