

64601

98 AUG 14 P335

WARRANTY DEED

Vol. 1998 Page 30106

GORDON R. FELBER, II and ANN FELBER, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
NATHAN BIGBY and JANE BOZGOZ or the survivor thereof,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of Klamath and State of Oregon, to wit:

LOT 24 IN BLOCK 15 OF TRACT NO. 1053, OREGON SHORES, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON.

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any;
and the 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.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 3,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4647 WINTER AVENUE #16, KLAMATH FALLS, OR 97603

Dated this 30 day of July, 1998.

Gordon R. Felber II
GORDON R. FELBER, II

Ann Felber
ANN FELBER

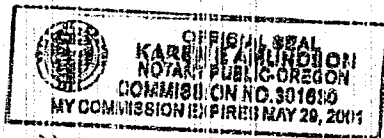
Gordon R. Felber II HER ATTORNEY IN FACT
GORDON R. FELBER, II

STATE OF Oregon
COUNTY OF Klamath

SS. July 30 19 98

Personally appeared the above named: Gordon R. Felber II

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Karen E. Lindstrom
Notary Public for Oregon
My commission expires 5-24-01

ESCROW NO. MT45266-KC

Return to:

NATHAN BIGBY
4647 WINTER AVENUE #16
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Amerititle
on this 14th day of August A.D., 1998
at 3:35 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 30106

Bernetha G. Leusch, County Clerk

By Kathleen Rose
Fee, \$10.00 Deputy