



TITLE & ESCROW, INC.

WARRANTY DEED

ATC 01048203

ASPEN TITLE & ESCROW INC.
 ESCROW # 01048203
 AFTER RECORDING RETURN TO:
 CHARLES P. NEUBER
 BONITA C. NEUBER
 6445 SHASTA WAY
 KLAMATH FALLS, OREGON 97603

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

GEORGE A. PONDELLA JR. and LOUIS B. PONDELLA as tenants in
 common, hereinafter called GRANTOR(S), convey(s) and warrants to
 CHARLES P. NEUBER and BONITA C. NEUBER husband and wife
 hereinafter called GRANTEE(S), all that real property situated
 in the County of Klamath, State of Oregon, described as:

Lot 56 MOYINA, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

CODE 141 MAP 3809-36CD TL 9400

"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 30.390."

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, contracts and/or
 liens for irrigation and/or drainage,

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
 \$79,000.00.

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 15th day of September 1998.

George A. Pondella Jr.
 GEORGE A. PONDELLA JR.

Louis B. Pondella
 LOUIS B. PONDELLA

STATE OF OREGON, County of Klamath)ss.

On September 15th, 1998, personally appeared George A. Pondella
 Jr. and Louis B. Pondella who acknowledged the foregoing
 instrument to be their voluntary act and deed.

[Signature]
 Notary Public, Oregon
 My Commission Expires: 5/31/2002

STATE OF OREGON,
 County of Klamath ss.

Filed for record at request of:

Aspen Title & Escrow

on this 16th day of September A.D., 1998
 at 9:05 o'clock A.M. and duly recorded
 in Vol. M98 of Deeds Page 33985

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy.

