

WARRANTY DEED

35254 ms

KNOW ALL MEN BY THESE PRESENTS, That
FERNDALE DEVELOPMENT, L.L.C., AN OREGON LIMITED LIABILITY COMPANY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
PAULA B. CLEVELAND

PAULA B. CLEVELAND, 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:

~~Lot 6 in Block 5 of Tract 1126, FIRST ADDITION TO FERNDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.~~

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 and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930."

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 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 \$ 89,000.00.

¹However, the actual consideration consists of or includes other property or value given or promised which is the whole/part of the consideration (indicate which). ¹(The sentence between the symbols¹, 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 8th day of May, 19 85; 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.

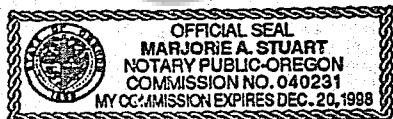
STATE OF OREGON,)
County of _____) ss.
_____ 19 _____

Personally appeared the above named

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

Before me:

Notary Public for Oregon
My commission expires:



STATE OF OREGON, County of Klamath) ss.

The foregoing instrument was acknowledged before me this
May 8, 1995, by Kelli Warner,
vice-president, and by _____.

secretary of Ferndale Development,
L.L.C., an Oregon Limited Liability Company

~~XXXXXXXXXXXXXXXXXXXX~~ ~~XXXXXXXXXX~~, on behalf of the ~~XXXXXXXXXX~~.

Notary Public for Oregon

My commission expires:

17/75/100 (SEAL)

FERNDAL DEVELOPMENT, L.L.C
4861 Lombard Drive
Klamath Falls, OR 97603

PAULA B. CLEVELAND
4842 LOMBARD DRIVE
KLAMATH FALLS, OR 97603

After recording return to:

PAULA B. CLEVELAND
4842 LOMBARD DRIVE
KLAMATH FALLS, OR 97603

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

PAULA B. CLEVELAND
4842 LOMBARD DRIVE
KLAMATH FALLS, OR 97603

STATE OF OREGON.

55.

County of Klamath

I certify that the within instrument was received for record on the 10th day of May, 19 95, at 9:43 o'clock A M., and recorded in book M95 on page 12029 or as file/reel number 99728,
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Bernetha G. Letsch County Clerk

Recording Officer

By Pauline M. Mulholland Deputy

Fee \$30.00