

WARRANTY DEED

UTC 35163MS

FERNDALE DEVELOPMENT, L.L.C., AN OREGON LIMITED LIABILITY COMPANY,

Grantor(s) hereby grant, bargain, sell and convey to

FREDRICK COLMENERO, JR., an unmarried man and JANICE M. RICKETTS, an unmarried woman,

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 4 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

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 \$ 80,424.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4857 TRAVIS WAY, KLAMATH FALLS, OR 97603

Dated this 18th day of July, 1995

FERNDALE DEVELOPMENT, L.L.C.

BY

Kelli Warner

VICE-PRESIDENT

KELLI WARNER

NOTARY ACKNOWLEDGEMENT

STATE OF _____ SS. _____ 19 _____

COUNTY OF _____

Personally appeared the above named _____

and acknowledged the foregoing instrument to be _____ voluntary act.

Before me:

Notary Public for _____

My commission expires _____

(seal)

Return to:

FREDRICK COLMENERO, JR.

4857 TRAVIS WAY

KLAMATH FALLS, OR 97603

CORPORATE ACKNOWLEDGMENT

State of Oregon } ss.
County of Klamath

On this the 18th day of July, 19 95,
before me, Marjorie A. Stuart

Name of Notary Public

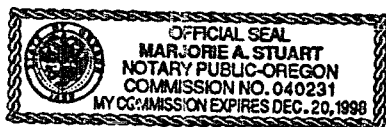
the undersigned Notary Public, personally appeared
Kelli Warner

Name(s) of Signer(s)

☒ personally known to me - OR -
☐ proved to me on the basis of satisfactory evidence
to be the person(s) who executed the within instrument as

Vice-President

Corporate Title(s) of Signer(s)



on behalf of the ~~company~~ therein named, and acknowledged
to me that the ~~company~~ executed it.
Witness my hand and official seal

Marjorie A. Stuart
Signature of Notary Public

OPTIONAL

Though the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

**RIGHT THUMBPRINT
OF SIGNER**
Top of thumb here

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 20th day
of July A.D., 19 95 at 3:47 o'clock P M., and duly recorded in Vol. M95,
of Deeds on Page 18846

FEE \$35.00

By Bernetha G. Letsch County Clerk