

## WARRANTY DEED

FERNDALE DEVELOPMENT, L.L.C., AN OREGON LIMITED LIABILITY COMPANY,  
Grantor(s) hereby grant, bargain, sell and convey to  
LARRY A. POWERS, SR. and GRACE E. POWERS, husband and wife,  
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 3 IN BLOCK 3 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 \$ 108,737.92.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 4886 TONY COURT, KLAMATH FALLS, OR 97603

Dated this 24th day of August, 19 95

*Judy Urbach Representative*  
*Ferndale Development L.L.C.*  
FERNDALE DEVELOPMENT, L.L.C.

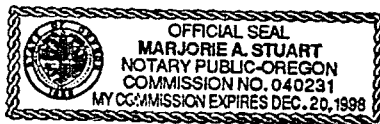
State of Oregon

County of Klamath

The foregoing instrument was acknowledged before me this August 24  
1995, by \_\_\_\_\_, President, and by Judy Urbach  
~~secretary~~ authorized agent for Ferndale Development, L.L.C.  
an Oregon Limited ~~company~~, on behalf of the ~~company~~ company.  
Liability Company  
WITNESS My hand and official seal.

*Marjorie A. Stuart*  
Notary Public for Oregon  
My Commission expires: 12-20-98

(seal)



Return to:  
LARRY A. POWERS, SR.  
4886 TONY COURT  
KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 25th day  
of Aug A.D., 19 95 at 1:36 o'clock P M., and duly recorded in Vol. M95  
of \_\_\_\_\_ Deeds on Page 23019

FEE \$30.00

By *Bernetha G. Leisch* County Clerk