

WARRANTY DEED

Vol. M95 Page

MTC 35530 MS

FERNDALE DEVELOPMENT, L.L.C., AN OREGON LIMITED LIABILITY COMPANY,
Grantor(s) hereby grant, bargain, sell and convey to
VERNIE G. ARANT and PHYLLIS L. ARANT, 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 12 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.

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 \$ 81,824.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 5868 BARTLETT AVENUE, KLAMATH FALLS, OR 97603

Dated this 6 day of Sept, 1995

FERNDALE DEVELOPMENT, L.L.C.

BY: Judy Urback REPRESENTATIVE
JUDY URBACK

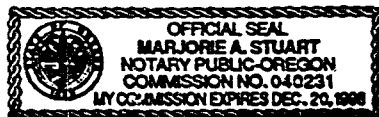
State of Oregon

County of Klamath

The foregoing instrument was acknowledged before me this September 6,
1995, by , President, and by Judy Urback,
~~Secretary~~ of Representative of Ferndale Development, L.L.C.,
a Limited Liability Co ~~corporation~~, on behalf of the ~~corporation~~ company.

WITNESS My hand and official seal.

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



(seal)

Return to:

VERNIE G. ARANT
5868 BARTLETT AVENUE
KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 6th day
of Sept A.D., 19 95 at 3:48 o'clock P M., and duly recorded in Vol. M95,
of Deeds on Page 24053.

FEE \$30.00

By Bernetha G. Letcher County Clerk
Amelia Blasing