

MTC 3625A MS

WARRANTY DEED

FERNDALE DEVELOPMENT L.L.C., AN OREGON LIMITED LIABILITY COMPANY,
Grantor(s) hereby grant, bargain, sell and convey
MARCUS D. SANDERS and CATHERINE V. SANDERS, 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 7 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 \$ 79,615.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4824 LOMBARD DRIVE, KLAMATH FALLS, OR 97603

Dated this 27th day of September, 19 95

Judy Urback
Representative Ferdale LLC
FERNDALE DEVELOPMENT, L.L.C.

BK: Judy Urback AGENT
JUDY URBACK

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on September 27, 19 95

by Judy Urback

as Representative

of Ferdale Development L.L.C., an Oregon Limited Liability Company

Marjorie A. Stuart
Notary Public of Oregon

My commission expires 12-20-98



Return to:

MARCUS D. SANDERS
4824 LOMBARD DRIVE
KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 29th day
of Sept A.D., 19 95 at 10:55 o'clock A M., and duly recorded in Vol. M95
of Deeds on Page 26419

FEE \$30.00

Bernetha G. Leitch, County Clerk
By Bernetha G. Leitch