

MTC 36727MS

WARRANTY DEED

FERNDALE DEVELOPMENT, L.L.C., AN OREGON LIMITED LIABILITY COMPANY,
 Grantor(s) hereby grant, bargain, sell and convey
 JAMES T. CONNELL and MARGARET S. CONNELL, 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 8, BLOCK 3, 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 \$ 99,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 5796 BARTLETT AVENUE, KLAMATH FALLS, OR 97603

Dated this 30th day of November, 19 95

FERNDALE DEVELOPMENT, L.L.C.

BY: Judy Urbach

JUDY URBACH

AUTHORIZED REPRESENTATIVE

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on November 30, 19 95

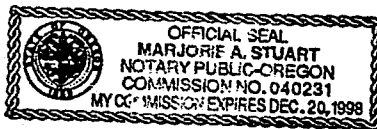
by Judy Urbach

as Authorized Representative

of Ferndale Development, L.L.C.

Marjorie A. Stuart
 Notary Public of Oregon

My commission expires 12-20-98



Return to:

JAMES T. CONNELL
 5796 BARTLETT AVENUE
 KLAMATH FALLS, OR 97603

STATE OF OREGON, ss.
 County of Klamath

Filed for record at request of:

Mountain Title Company
 on this 1st day of December A.D. 19 95
 at 11:44 o'clock AM. and duly recorded
 in Vol. M95 of Deeds Page 32900

Bernetha G. Letourneau, County Clerk

By Annetha Mueller

Deputy.

Fee, \$30.00