

## WARRANTY DEED

MTC 36890ms

FERNDALE DEVELOPMENT, L.L.C., AN OREGON LIMITED LIABILITY COMPANY,  
Grantor(s) hereby grant, bargain, sell and convey  
PHILIP C. DUNSMOOR and JUDITH E. DUNSMOOR, 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, 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 \$ 92,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 4871 TONY COURT, KLAMATH FALLS, OR 97603

Dated this 14th day of December, 1995

FERNDALE DEVELOPMENT, L.L.C.

BY Judy Urback AUTHORIZED REPRESENTATIVE  
JUDY URBACK

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on December 14, 19 95

by Judy Urback

as Authorized representative

of Ferndale Development, L.L.C.

Marjorie A. Stuart  
Notary Public of Oregon

My commission expires 12-20-98



Return to:

PHILIP C. DUNSMOOR  
4871 TONY COURT  
KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 15th day  
of Dec A.D., 19 95 at 11:01 o'clock A M., and duly recorded in Vol. M95  
of Deeds on Page 34198

Bernetha G. Letsch, County Clerk

FEE \$30.00

By Bernetha G. Letsch