

UTC 37005 US

WARRANTY DEED

FERNDALE DEVELOPMENT, L.L.C., AN OREGON LIMITED LIABILITY COMPANY,
Grantor(s) hereby grant, bargain, sell and convey to
BILLY R. BIGGS, SR. and VELMA L. BIGGS, 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 1 IN BLOCK 6 OF 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 \$ 89,465.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 5700 HARLAN DRIVE, KLAMATH FALLS, OR 97603

Dated this 25th day of January, 1996.

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 January 25, 1996

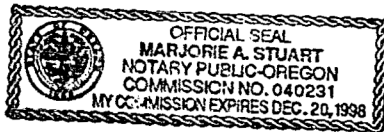
by Judy Urback

as Authorized Representative

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

Marjorie A. Stuart
Notary Public of Oregon

My commission expires 12-20-98



Return to:

BILLY R. BIGGS, SR.
5700 HARLAN DRIVE
KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title CO the 30th day
of Jan A.D., 1996 at 3:49 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 2706

FEE \$30.00

By Bernetha G. Letsch County Clerk