

12743

WARRANTY DEED

Vol. 1146 Page 2793

UTC 37080US

FERNDALE DEVELOPMENT, L.L.C., AN OREGON LIMITED LIABILITY COMPANY,

Grantor(s) hereby grant, bargain, sell and convey to

JOHN D. CLAYBAUGH,

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 10 IN BLOCK 3 OF TRACT 1126, FIRST ADDITION TO FERNDAL, 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 \$ 79,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5830 BARTLETT AVENUE, KLAMATH FALLS, OR 97603

Dated this 30th day of January, 1996.

FERNDAL DEVELOPMENT, L.L.C.

BY:

JUDY URBACK

AUTHORIZED REPRESENTATIVE

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on January 30, 1996

by Judy Urback

as Authorized Representative

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

Mary Jo A. Stuart
Notary Public for Oregon

My commission expires 12-20-98



Return to:

JOHN D. CLAYBAUGH
5830 BARTLETT AVENUE
KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 31st day
of Jan A.D., 19 96 at 11:50 o'clock A M., and duly recorded in Vol. M96
of Deeds on Page 2793

FEE \$30.00

By Bernetha G. Lersch County Clerk