

WARRANTY DEED

Vol. M96 Page

MT37451MS
 FERNDAL DEVELOPMENT, L.L.C., AN OREGON LIMITED LIABILITY COMPANY,
 Grantor(s) hereby grant, bargain, sell and convey to:
 SANDRA JO DAMRON-DEHART,
 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, BLOCK 4 OF TRACT NO. 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: 5709 BARTLETT AVENUE, KLAMATH FALLS, OR 97603

Dated this 5th day of April, 1996.

FERNDAL DEVELOPMENT, L.L.C.

BY: Judy Urback

JUDY URBACK

AUTHORIZED REPRESENTATIVE

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on April 5, 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

ESCROW NO. MT37451-MS

Return to:

SANDRA JO DAMRON-DEHART
 5709 BARTLETT AVENUE
 KLAMATH FALLS, OR 97603



STATE OF OREGON, ss.
 County of Klamath

Filed for record at request of:

AmeriTitle
 on this 10th day of April A.D., 19 96
 at 4:00 o'clock PM. and duly recorded
 in Vol. M96 of Deeds Page 10086.

Bernetha G Letsch, County Clerk

By Cheryl Russell

Deputy.

Fee, \$30.00