

WARRANTY DEED

MT37451MS
FERNDALE 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 AUTHORIZED REPRESENTATIVE
JUDY URBACK

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

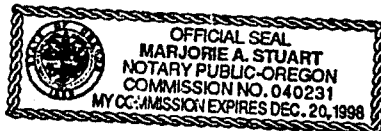
Marjorie A. Stuart
Notary Public of Oregon

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 Jerry Russell Deputy.

Fee, \$30.00