

20242

WARRANTY DEED Vol. m96 Page 18533

MTC 37452 MS

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

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

NICK E. CUNNINGHAM,

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 5, BLOCK 5 OF TRACT NO. 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 \$ 80,200.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4841 TRAVIS WAY, KLAMATH FALLS, OR 97603

Dated this 20th day of June, 1996.

FERNDALE DEVELOPMENT, L.L.C.

BY:

STEPHEN L. COOK

AUTHORIZED REPRESENTATIVE

STATE OF Oregon, County of Klamath) ss.

This instrument was acknowledged before me on June 20, 1996

by Stephen L. Cook

as Authorized Representative

of Ferndale Development, L.L.C., a Limited Liability Company

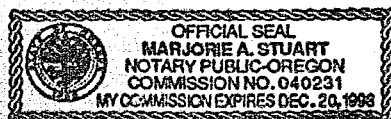
Marjorie A. Stuart
Notary Public for Oregon

My commission expires 12-20-98

ESCROW NO. MT37452-MS

Return to:

NICK E. CUNNINGHAM
4841 TRAVIS WAY
KLAMATH FALLS, OR 97603



STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

AmeriTitle
on this 21st day of June A.D., 19 96
at 2:47 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 18533.
Bernetha G Letsch, County Clerk
By Cheryl Stuart Deputy.
Fee. \$30.00