

96 SEP 16 P3:49

25131

WARRANTY DEED Vol. m96 Page 29254

MT39192-MS

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

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

LESLIE BORNEMAN and ELAINE C. BORNEMAN, 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 11 IN BLOCK 5 OF TRACT 1299-SECOND 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 \$ 94,050.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4756 LOMBARD DRIVE, KLAMATH FALLS, OR 97603

Dated this 16th day of Sept, 1996.

Stephen L. Cook
FERNDALE DEVELOPMENT

BY: _____ AUTHORIZED AGENT

STATE OF OREGON, County of KLAMATH) ss.

This instrument was acknowledged before me on September 16, 1996

by STEPHEN L. COOK

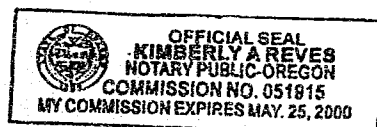
as AUTHORIZED AGENT

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

Kimberly A. Reves
Notary Public of OREGON

My commission expires 5/25/2000

ESCROW NO. MT39192-MS



Return to:

LESLIE BORNEMAN

4756 LOMBARD DRIVE

KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 16th day
of September A.D., 19 96 at 3:49 o'clock P.M., and duly recorded in Vol. M96
of Deeds on Page 29254

FEE \$30.00

Bernetha G Letsch, County Clerk

By Cheryl [Signature]