

WARRANTY DEED

MT 37900-MS

FERNDALDE DEVELOPMENT, L.L.C., AN OREGON LIMITED LIABILITY COMPANY,
Grantor(s) hereby grant, bargain, sell and convey to:
DEBORAH THOMAS and LAVERNE SCISSOM, with the rights of survivorship,
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 8 IN BLOCK 6 OF TRACT 1299 - SECOND ADDITION TO FERNDALDE, 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 \$ 81,898.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4755 LOMBARD DRIVE, KLAMATH FALLS, OR 97603

Dated this 16th day of September, 1996.

FERNDALDE DEVELOPMENT, L.L.C.

BY: Stephen L. Cook

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

Kimberly A. Reves
Notary Public of Oregon

My commission expires 5/25/2000

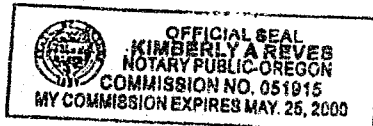
ESCROW NO. MT37900-MS

Return to:

DEBORAH THOMAS

1028 Merryman Dr.

KLAMATH FALLS, OR 97603



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 18th day
of September A.D., 19 96 at 3:56 o'clock P.M., and duly recorded in Vol. M96
of Deeds on Page 29693

FEE \$30.00

Bernetha G. Letsch County Clerk

By Kimberly A. Reves