

WARRANTY DEED

MTC39822MS

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

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

MILLICENT V. KRAMER,

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 10 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 \$ 85,300.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2551 WAGON WHEEL DRIVE, MOBILE, AL 36695

Dated this 1st day of November, 1996

FERNDALDE DEVELOPMENT

BY:

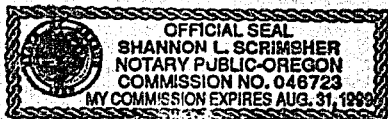
Stephen L. Cook

AUTHORIZED AGENT

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. November 1st 19 96
COUNTY OF Klamath

Personally appeared the above named Stephen L. Cook
as authorized agent for Ferndale Development
and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Shannon L. ScrimsherNotary Public for OregonMy commission expires 8-31-99

ESCROW NO. MT39822-MS

Return to:

MILLICENT V. KRAMER
2551 WAGON WHEEL DRIVE
MOBILE, AL 36695

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 1st day of November A.D., 19 96 at 3:57 o'clock P M., and duly recorded in Vol. M96, of Deeds on Page 34677.

FEE \$30.00

Bernetha G. Letsch

By

County Clerk

Kathleen Ross