

WARRANTY DEED

mtc30707ms
 FERNDALE DEVELOPMENT, L.L.C., AN OREGON LIMITED LIABILITY COMPANY,

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

TWILA J. CLINE and MICHAEL J. PELLEGRINO, 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 9 IN BLOCK 6 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 \$ 92,650.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 4749 LOMBARD DRIVE, KLAMATH FALLS, OR 97603

Dated this 7th day of November, 1996

FERNDALE DEVELOPMENT, L.L.C.

BY: Stephen L. Cook AUTHORIZED AGENT
 STEPHEN L. COOK

STATE OF Oregon, County of Klamath)) ss.

This instrument was acknowledged before me on November 7, 1996

by Stephen L. Cook

as Authorized Representative

of Ferndale Development, L.L.C.

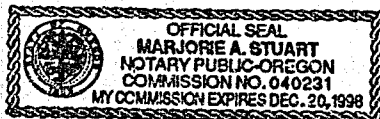
Notary Public of Oregon

My commission expires 12-20-98

ESCROW NO. MT38787-MS

Return to:

TWILA J. CLINE
 4749 LOMBARD DRIVE
 KLAMATH FALLS, OR 97603



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 8th day
 of November A.D., 1996 at 3:29 o'clock P.M., and duly recorded in Vol. M96,
 of Deeds on Page 35389.

FEE \$30.00

Bernetha G. Letsch, County Clerk

By Kathleen L. Loe