

## WARRANTY DEED

UTC 39741MS  
 FERNDAL DEVELOPMENT, L.L.C., AN OREGON LIMITED LIABILITY COMPANY,  
 Grantor(s) hereby grant, bargain, sell and convey to:  
 PAUL S. HARMER AND SHEILA J. HARMER, TRUSTEES OF THE PAUL S. HARMER AND SHEILA  
 J. HARMER FAMILY TRUST DATED DECEMBER 20, 1994,  
 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 5 OF TRACT 1299, SECOND ADDITION TO FERNDAL, 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 \$ 83,800.00\*\*  
 \*\*paid by an accommodator pursuant to an IRC S1031 Exchange  
 Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: 7880 Shand Avenue, Rockaway, OR 97136

Dated this 25th day of November, 1996

FERNDAL DEVELOPMENT, L.L.C.

BY: Stephen L. Cook AUTHORIZED REPRESENTATIVE

STATE OF Oregon, County of Klamath ) ss.

This instrument was acknowledged before me on November 25, 1996

by Stephen L. Cook

as Authorized Representative

of Ferndale Development, L.L.C.

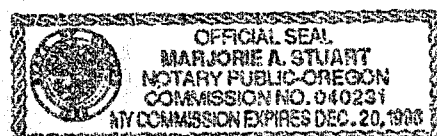
Notary Public of Oregon

My commission expires 12-20-98

ESCROW NO. MT39741-MS

Return to:

Paul S. Harmer, Trustee  
 7880 Shand Avenue  
 Rockaway, OR 97136



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 27th day  
 of November A.D., 1996 at 11:53 o'clock A.M., and duly recorded in Vol. M96  
 of Deeds on Page 37277

FEE \$30.00

Bernetha G. Letsch, County Clerk  
 By Kathleen Rosen