

MTC 38202 MS

WARRANTY DEED

FERNDALDE DEVELOPMENT, L.L.C., AN OREGON LIMITED LIABILITY COMPANY,
Grantor(s) hereby grant, bargain, sell and convey to:

ELNORA A. LEONARD,

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 13 IN BLOCK 5 OF TRACT 1239- 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.

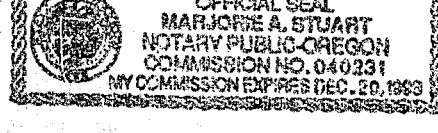
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT
IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR
ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY
SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 \$ 98,358.50.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4644 LOMBARD DRIVE, KLAMATH FALLS, OR 97603

Dated this 26th day of November, 1996.

FERNDALDE DEVELOPMENT, L.L.C.

BY: Stephen L. CookAUTHORIZED AGENT
RepresentativeSTATE OF Oregon, County of Klamath) ss.This instrument was acknowledged before me on November 26, 1996by Stephen L. Cookas Authorized representativeof Ferndale Development, L.L.C.Notary Public of OregonMy commission expires 12-20-98

ESCROW NO. MT38202-MS

Return to:

ELNORA A. LEONARD

4644 LOMBARD DRIVE

KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 27th day
of November A.D., 1996 at 3:52 o'clock P. M., and duly recorded in Vol. 196
of Deeds on Page 37425.

FEE \$30.00

Bernetha G. Letsch County Clerk

By Reddus Ross