

30063

WARRANTY DEED

MTC 38201-MS

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

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

LORENA DROHMAN,

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 14 IN BLOCK 5 OF TRACT 1299 - SECOND ADDITION TO FERNDALE, ACCORDING TO THE OFFICIAL PLAT THEREON 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 \$ 99,855.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4638 LOMBARD DRIVE, KLAMATH FALLS, OR 97603

Dated this 13th day of December, 1996

FERNDALE DEVELOPMENT, L.L.C.

BY:

STEPHEN L. COOK

AUTHORIZED AGENT

STATE OF Oregon, County of Klamath)) ss.

This instrument was acknowledged before me on December 13, 1996

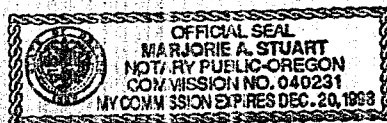
by Stephen L. Cook

as Authorized Representative

of Ferndale Development, L.L.C.

Notary Public for Oregon

My commission expires 12-20-98



ESCROW NO. MT38201-MS

Return to:

LORENA DROHMAN

4638 LOMBARD DRIVE

KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH.

Filed for record at request of Aerititle the 17th day of December A.D. 19 96 at 11:32 o'clock A. M. and duly recorded in Vol. M96 of Deeds on Page 39147

FEE \$30.00

County Clerk
by Bernetha Letsch

Kathleen Rose