

WARRANTY DEED

MT40180MS
 FERDALE DEVELOPMENT, L.L.C., AN OREGON LIMITED LIABILITY COMPANY,
 Grantor(s) hereby grant, bargain, sell and convey to:
 VICTOR RALPH KRIEGER and RUTH ANN KRIEGER, husband and wife,
 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 6, BLOCK 4 OF TRACT NO. 1126, FIRST ADDITION TO FERDALE, 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 \$ 106,875.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 4842 TRAVIS WAY, KLAMATH FALLS, OR 97603

Dated this 31st day of December, 19 96

FERDALE DEVELOPMENT, L.L.C.

BY: *Stephen L. Cook*

STEPHEN L. COOK

AUTHORIZED REPRESENTATIVE

STATE OF Oregon, County of Klamath) ss.

This instrument was acknowledged before me on December 31, 19 96

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. MT40180-MS

Return to:

VICTOR RALPH KRIEGER
 4842 TRAVIS WAY
 KLAMATH FALLS, OR 97603

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 3rd day
 of January A.D., 19 97 at 11:51 o'clock A M., and duly recorded in Vol. M97
 of Deeds on Page 150

Bernetha G. Letsch, County Clerk

FEE \$30.00

by *Lynette Freitag*

97 JAN -3 AM:51