

WARRANTY DEED

MT39696MS
 FERNDALE DEVELOPMENT, L.L.C., AN OREGON LIMITED LIABILITY COMPANY,

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

CHRISTOPHER G. DUNN,

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 12 IN BLOCK 5 OF TRACT 1299- FERNDALE SECOND ADDITION, 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 \$ 85,025.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4750 LOMBARD DRIVE, KLAMATH FALLS, OR 97603

Dated this 6th day of January, 1997.

FERNDALE DEVELOPMENT, L.L.C.

BY: Stephen L. Cook

STEPHEN L. COOK

AUTHORIZED AGENT

STATE OF Oregon, County of Klamath) ss.

This instrument was acknowledged before me on January 6, 1997

by Stephen L. Cook

as Authorized representative

of Ferndale Development, L.L.C.

Marjorie A. Stuart
 Notary Public of Oregon

My commission expires 12-20-98

ESCROW NO. MT39696-MS



Return to:

CHRISTOPHER G. DUNN
 4750 LOMBARD DRIVE
 KLAMATH FALLS, OR 97603

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 8th day
 of January A.D., 1997 at 11:23 o'clock A. M., and duly recorded in Vol. M97
 of Deeds on Page 514

FEE \$30.00

Bernetha G. Letsch, County Clerk
 by Kathleen Rose

97 JAN -8 AM 1:23