

33972

MTC 40389-MS
WARRANTY DEEDVol. M97 Page 6746

FERNDALE DEVELOPMENT, L.L.C., AN OREGON LIMITED LIABILITY COMPANY,
Grantor(s) hereby grant, bargain, sell and convey to:
JEFFERY A. HAYDEN and HEATHER R. HAYDEN, 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 41 IN BLOCK 4 OF TRACT 1299- SECOND ADDITION TO FERNDALE, ACCORDING
TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON

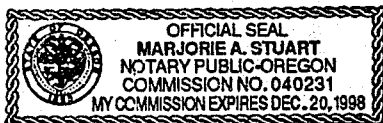
SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, 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: 5845 FERNDALE PLACE, KLAMATH FALLS, OR 97603

Dated this 5th day of March, 19 97



FERNDALE DEVELOPMENT, L.L.C.

BY: Stephen L. Cook AUTHORIZED SIGNER
STEPHEN L. COOK

STATE OF Oregon, County of Klamath) ss.

This instrument was acknowledged before me on March 5, 19 97

by Stephen L. Cook

as Authorized Signer

of Ferndale Development, L.L.C.

Marjorie A. Stuart
Notary Public of Oregon

My commission expires 12-20-98

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

ESCROW NO. MT40389-MS

Return to:

JEFFERY A. HAYDEN
5845 FERNDALE PLACE
KLAMATH FALLS, OR 97603

Amerititle

on this 6th day of March A.D. 1997
at 3:47 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 6746

Bernetha G. Letsch, County Clerk

By Kathleen Brown
Fee, \$30.00 Deputy.

97 MAR -6 P3:47