

MT41260-MS
WARRANTY DEED

FERNDALE DEVELOPMENT, L.L.C., AN OREGON LIMITED LIABILITY COMPANY,
 Grantor(s) hereby grant, bargain, sell and convey to:
 RANDY D. MOORE and LISA D. MOORE, 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 12 IN BLOCK 6 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
 whosoever, 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 \$ 86,400.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 4631 LOMBARD DRIVE, KLAMATH FALLS, OR 97603

Dated this 25th day of April, 1997

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 April 25, 1997

by Stephen L. Cook

as authorized signer

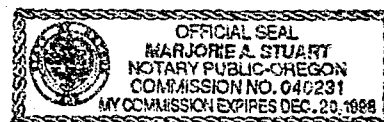
of Ferndale Development, L.L.C.

Notary Public for Oregon

My commission expires 12-20-98

ESCROW NO. MT41260-MS

Return to:
 RANDY D. MOORE
 4631 LOMBARD DRIVE
 KLAMATH FALLS, OR 97603



STATE OF OREGON,
 County of Klamath ss.

Filed for record at request of:

Amerititle

on this 25th day of April A.D., 1997
 at 2:49 o'clock P. M. and duly recorded
 in Vol. M97 of Deeds Page 12704

Bernetha G. Letsch, County Clerk

By Stephen L. Cook
 Fee, \$30.00 Deputy.

97 APR 25 P2:49