

39200

Vol. M97 Page 18175  
MTC 41573-MS  
WARRANTY DEED

FERNDALE DEVELOPMENT, L.L.C., AN OREGON LIMITED LIABILITY COMPANY,  
Grantor(s) hereby grant, bargain, sell and convey to:  
DEE L. COLLISON AND TROY D. HOPSON AND HELEN L. HOPSON, HUSBAND AND WIFE, ALL  
WITH RIGHTS OF SURVIVORSHIP,  
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 13 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  
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 \$ 96,400.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 4525 LOMBARD DRIVE, KLAMATH FALLS, OR 97603

Dated this 12th day of June, 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 June 12, 19 97

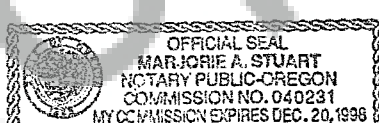
by Stephen L. Cook

as Authorized Signer

of Ferndale Development, L.L.C.

Notary Public of Oregon

My commission expires 12-20-98



ESCROW NO. MT41573-MS

Return to:  
DEE L. COLLISON  
4525 LOMBARD DRIVE  
KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 12th day  
of June 97 A.D., 19 at 3:52 o'clock P. M., and duly recorded in Vol. M97,  
of Deeds on Page 18175.

FEE \$30.00

By Bernetha G. Leisch County Clerk  
Bernetha G. Leisch