

43427

MTC 42070-MS Vol. 197 Page 26402  
WARRANTY DEED

FERNDALDE DEVELOPMENT, L.L.C., AN OREGON LIMITED LIABILITY COMPANY,  
Grantor(s) hereby grant, bargain, sell and convey to:  
ANTHONY J. DE PERRO and SAMANTHA A. DE PERRO, 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 31 IN BLOCK 4 OF TRACT 1299 - SECOND ADDITION TO FERNDALDE, 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 \$ 117,875.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 5718 FERNDALDE PLACE, KLAMATH FALLS, OR 97603

Dated this 8th day of August, 1997.

FERNDALDE 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 August 8, 1997

by Stephen L. Cook

as Authorized Signer

of Ferndale Development, L.L.C.

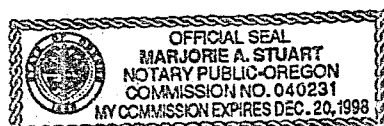
Notary Public of Oregon

My commission expires 12-20-98

ESCROW NO. MT42070-MS

Return to:

ANTHONY J. DE PERRO  
5718 FERNDALDE PLACE  
KLAMATH FALLS, OR 97603



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 12th day  
of August A.D., 1997 at 11:08 o'clock A. M., and duly recorded in Vol. M97  
of Deeds on Page 26402.

FEE \$30.00

By Bernetha G. Letsch, County Clerk  
Kathleen Koss