

FERNDALDE DEVELOPMENT, L.L.C., AN OREGON LIMITED LIABILITY COMPANY,

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

DELPHIA WARREN,

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 18 IN BLOCK 5 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 \$ 85,550.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4641 TRAVIS WAY, KLAMATH FALLS, OR 97603

Dated this 19 day of August, 1997

FERNDALDE DEVELOPMENT, L.L.C.

BY: Stephen L. Cook

STEPHEN L. COOK

AUTHORIZED SIGNER

STATE OF Oregon, County of Klamath ss.

This instrument was acknowledged before me on August 19, 1997

by Stephen L. Cook

as Authorized Signer

of Ferndale Development, LLC

Notary Public of Oregon

My commission expires 1/22/01

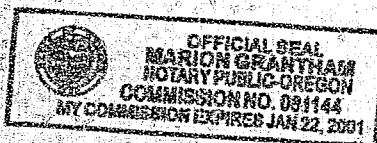
ESCROW NO. MT42071-MS

Return to:

DELPHIA WARREN

4641 TRAVIS WAY

KLAMATH FALLS, OR 97603



STATE OF OREGON; COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 20th day of August A.D., 1997 at 11:29 o'clock A. M., and duly recorded in Vol. M97 of Deeds on Page 27316

FEE \$30.00

By Bernetha G. Letsch, County Clerk