

97 AUG 22 P3:04

FERNDALE DEVELOPMENT, L.L.C., AN OREGON LIMITED LIABILITY COMPANY, Grantor(s) hereby grant, bargain, sell and convey to: RICHARD T. BALLOU, SR. and SUSAN H. BALLOU, as tenants by the entirety, 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 23 IN BLOCK 5 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 \$ 88,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4811 TRAVIS WAY, KLAMATH FALLS, OR 97603

Dated this 22 day of August, 1997.

FERNDALE DEVELOPMENT, L.L.C.

By Shannon L. Scrimsher AUTHORIZED AGENT
SHANNON L. SCRIMSHER

STATE OF Oregon, County of Klamath)) ss.

This instrument was acknowledged before me on August 22, 1997

by Shannon L. Scrimsher

as Authorized Agent

of Ferndale Development, L.L.C., an Oregon Limited Liability Company

Marion Grantham
Notary Public of Oregon

My commission expires 1/22/01

ESCROW NO. MT42239-MS

Return to:

RICHARD T. BALLOU, SR.
4811 TRAVIS WAY
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 22nd day of August A.D. 1997
at 3:04 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 27621

Bernetha G. Letsch, County Clerk

By Kerthun Rossi
Fee \$30.00 Deputy.

