

46792

Vol. 1197 Page 33467

MT 41938 MS

## WARRANTY DEED

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

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

SHANNON L. SCRIMSEER,

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 42 IN BLOCK 4 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.

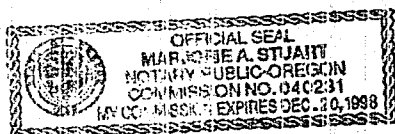
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any: and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, 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 \$ 69,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5851 FERNDALE PLACE, KLAMATH FALLS, OR 97603

Dated this 8th day of October, 1997.



FERNDALE DEVELOPMENT, L.L.C.

BY:

*Stephen L. Cook*  
STEPHEN L. COOK

AUTHORIZED AGENT

STATE OF Oregon, County of Klamath ) ss.

This instrument was acknowledged before me on October 8, 1997

by Stephen L. Cook

as Authorized signer

of Ferndale Development, L.L.C.

Notary Public of Oregon

My commission expires 12-21-98

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

ESCROW NO. MT41938-MS

Return to:

SHANNON L. SCRIMSEER  
5851 FERNDALE PLACE  
KLAMATH FALLS, OR 97603

Amerititle

on this 10th day of October A.D., 1997  
at 11:40 o'clock A. M. and duly recorded  
in Vol. M97 of Deeds Page 33467

Bernetha G. Ietsch, County Clerk

By Kathleen Ross  
Fee, \$30.00 Deputy.

97 OCT 10 AM 10

36