

47124

NMC 42742-MS Vol. 1297 Page 34191
WARRANTY DEED

FERNDALE DEVELOPMENT, L.L.C., AN OREGON LIMITED LIABILITY COMPANY,
Grantor(s) hereby grant, bargain, sell and convey to:
ARMANDO P. FREGOSO and GAY A. FREGOSO, 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 29 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 20.930.

The true and actual consideration for this conveyance is \$ 108,750.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 5730 Ferndale Place, Klamath Falls, OR 97603

Dated this 15th day of October, 19 97

FERNDALE DEVELOPMENT, L.L.C.

BY: Stephen L. Cook AUTHORIZED SIGNER

STATE OF Oregon, County of Klamath) ss.

This instrument was acknowledged before me on October 15, 19 97

by Stephen L. Cook

as Authorized signer

of Ferndale Development, L.L.C.

Notary Public for Oregon

My commission expires 12-20-93

ESCROW NO. MT42742-MS

Return to:

ARMANDO P. FREGOSO
5730 Ferndale Place
KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of America's title the 17th day
of October A.D., 19 97 at 11:33 o'clock A M., and duly recorded in Vol. M97
of Deeds on Page 34191

FEE \$30.00

By Bertha G. Leitch County Clerk

