

48762

MTC 42970-MS Vol. M97 Page 37883
WARRANTY DEED

FERNDALE DEVELOPMENT, L.L.C., AN OREGON LIMITED LIABILITY COMPANY,
Grantor(s) hereby grant, bargain, sell and convey to:
RUBEN PEDRAZA and MARIA R. PEDRAZA, 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 3 IN BLOCK 6 OF TRACT NO. 1126, FIRST 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 \$ 106,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4841 LOMBARD DRIVE, KLAMATH FALLS, OR 97603

Dated this 12th day of November, 1997

FERNDALE DEVELOPMENT, L.L.C.

BY Shannon L. Scrimsher AUTHORIZED SIGNER
(SHANNON L. SCRIMSHER)

STATE OF Oregon, County of Klamath ss.

This instrument was acknowledged before me on November 12, 1997

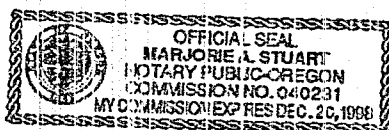
by Shannon L. Scrimsher

as Authorized signer

of Ferndale Development, L.L.C.

Notary Public of Oregon

My commission expires 12-20-98



ESCROW NO. MT42970-MS

Return to:

RUBEN PEDRAZA
4841 LOMBARD DRIVE
KLAMATH FALLS, OR 97603

STATE OF OREGON
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 18th day of November A.D., 1997
at 2:59 o'clock P.M. and duly recorded
in Vol. M97 of Deeds Page 37883

Bernetha G. Letsch, County Clerk

By Kathleen Raza Deputy
Fee \$30.00