

51137

MTC 43388-MS  
WARRANTY DEEDVol. M98 Page 297

FERNDALE DEVELOPMENT, L.L.C., AN OREGON LIMITED LIABILITY COMPANY,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
MIKE THORNTON and TAMI THORNTON, 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 33 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 \$ 121,333.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 5704 FERNDALE PLACE, KLAMATH FALLS, OR 97603

Dated this 31st day of December, 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 December 31, 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. MT43388-MS

Return to:  
MIKE THORNTON  
5704 FERNDALE PLACE  
KLAMATH FALLS, OR 97603

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 6th day of January A.D., 1998  
at 11:14 o'clock A. M. and duly recorded  
in Vol. M98 of Deeds Page 297

Bernetha G. Letsch, County Clerk

By Kaidum Loss  
Fec. \$30.00 Deputy