

59813

MTC 44589-MG
WARRANTY DEED

Vol 1799 Page 20407

ZERNDALE DEVELOPMENT, L.L.C., AN OREGON LIMITED LIABILITY COMPANY,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
DAVID S. SETTLE and SHERRIE L. SETTLE, 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 34 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.

15 P324 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 \$ 99,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5703 FERNDALE PLACE, Klamath Falls, OR 97603

Dated this 17th day of June, 19 98

FERNDALE DEVELOPMENT, L.L.C.

BY: Stephen L. Cook AUTHORIZED AGENT
STEPHEN L. COOK

STATE OF Oregon, County of Klamath)) ss.

This instrument was acknowledged before me on June 11 1998

by Stephen L. Cook

as Authorized signer

of Ferndale Development, L.L.C.

Notary Public of Oregon

My commission expires 12-20-98



ESCROW NO. MT44589-MS

Return to:

DAVID S. SETTLE
5703 FERNDALE PLACE
KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 15th day
of June A.D. 19 92 at 3:24 o'clock P M., and duly recorded in Vol. 1998
of Deeds on Page 20407

FEE \$30.00

By Bernetha G. Letsch, County Clerk