

63619

MTC 45408-KJ
WARRANTY DEEDVol. 198 Page 27867-A

FERNDALE DEVELOPMENT, L.L.C., AN OREGON LIMITED LIABILITY COMPANY,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
FREDRICK W. MAJORS and MARCY L. MAJORS, 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 32 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 \$ 88,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 5712 FERNDALE PLACE, KLAMATH FALLS, OR 97603

Dated this 29th day of July, 1998.

FERNDALE DEVELOPMENT, L.L.C.

BY: Stephen L. Cook AUTHORIZED SIGNER

STATE OF Oregon, County of Klamath) ss.

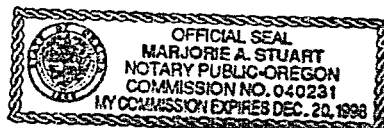
This instrument was acknowledged before me on July 29, 1998

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. MT45408-KJ

Return to:

FREDRICK W. MAJORS
5712 FERNDALE PLACE
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 30th day of July A.D. 1998
at 10:10 o'clock A. M. and duly recorded
in Vol. M98 of Deeds Page 27867-A

Bernetha G. Letsch, County Clerk

By Kathleen Rose
Fee, \$30.00 Deputy.

98 JUL 30 AM 10:10