

63750

MTC 45493-MS
WARRANTY DEEDVol. M98 Page 28184

FERNDALE DEVELOPMENT, L.L.C., AN OREGON LIMITED LIABILITY COMPANY,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
BRENT E. KINGSFORD and MIN J. KINGSFORD, 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 6 in Block 6 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.

P 3:24

JUL 31
98

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 \$ 110,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4767 LOMBARD DRIVE, KLAMATH FALLS, OR 97603

Dated this 31 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 31, 1998

by Stephen L. Cook

as Authorized Signer

of Ferndale Development, LLC

Marion Grantham

Notary Public of Oregon

My commission expires 1/22/01

ESCROW NO. MT45493-MS

Return to:

BRENT E. KINGSFORD
4767 LOMBARD DRIVE
KLAMATH FALLS, OR 97603



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle
of July A.D., 1998 at 3:24 o'clock P M., and duly recorded in Vol. M98
of Deeds on Page 28184

FEE

\$30.00

By Bernetha G. Letsch, County Clerk

30'