

64078

WTC 45160-MS

WARRANTY DEED

Vol. 2898 Page 28948

FERNDALDE DEVELOPMENT, L.L.C., AN OREGON LIMITED LIABILITY COMPANY,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
BRYAN J. WILLIAMS and JILL R. WILLIAMS, 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 35 IN BLOCK 4 OF TRACT 1299 - SECOND ADDITION TO FERNDALDE, ACCORDING
TO THE OFFICIAL PLAN 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 \$ 110,275.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 5709 FERNDALDE PLACE, KLAMATH FALLS, OR 97603

Dated this 7th day of August, 1998

FERNDALDE DEVELOPMENT, L.L.C.

BY: Stephen L. Cook
STEPHEN L. COOK

AUTHORIZED SIGNER

STATE OF Oregon, County of Klamath ss.

This instrument was acknowledged before me on August 7, 1998

by Stephen L. Cook

as Authorized signer

of Ferndale Development, L.L.C.

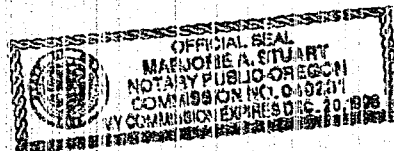
Notary Public of Oregon

My commission expires 12-20-98

HSCROW NO. MT45160-MS

Return to:

BRYAN J. WILLIAMS
5709 FERNDALDE PLACE
KLAMATH FALLS, OR 97603



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 7th day
of August A.D., 19 98 at 11:17 o'clock A.M., and duly recorded in Vol. M98
of 28948 on Page 28948

FEE \$30.00

By Bernetha G. Letsch, County Clerk