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MTC 45388-MS

WARRANTY DEED

Vol. M98 Page 30875

FERNDALDE DEVELOPMENT, L.L.C., AN OREGON LIMITED LIABILITY COMPANY,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

STEPHEN L. COOK,

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 22 IN BLOCK 4 OF TRACT 1299 - SECOND ADDITION TO FERNDALDE, 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 \$ 15,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4809 LOMBARD DRIVE, KLAMATH FALLS, OR 97603

Dated this 21<sup>st</sup> day of August, 1998.

FERNDALDE DEVELOPMENT, L.L.C.

BY Shannon L. Scrimsher AUTHORIZED SIGNER  
SHANNON L. SCRIMSHER

STATE OF Oregon, County of Klamath ) ss.

This instrument was acknowledged before me on August 21, 19 98

by Shannon L. Scrimsher

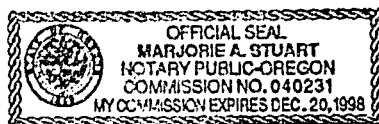
as Authorized signer

of Ferndale Development, L.L.C.

Notary Public of Oregon

My commission expires 12-20-98

ESCROW NO. MT45388-MS



Return to:

STEPHEN L. COOK  
4809 LOMBARD DRIVE  
KLAMATH FALLS, OR 97603

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Amerititle

on this 21st day of August A.D., 1998  
at 3:38 o'clock P. M. and duly recorded  
in Vol. M98 of Deeds Page 30875

Bernetha G. Letsch, County Clerk

By Kathleen Rose

Fee, \$30.00

Deputy.