## TC 45717-MS Volm98 Page 32967 WARRANTY DEED

FERNDALE DEVELOPMENT, L.L.C., AN OREGON LIMITED LIABILITY COMPANY, Grantor(s) hereby grant, bargain, sell, warrant and convey to: ROBERT E. TOMLIN,

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 KLAMATK and State of Oregon, to wit:

LOT 5 IN BLOCK 6 OF TRACT 1299 - SECOND ADDITION TO FERNLALE, 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  $oldsymbol{eta}$  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 \$ 94,900.00. Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4809 LOMBARD DRIVE, KLAMATH FALLS, OR 37603 Dated this 8th day of September, 1998 FERNDALE DEVELOPMENT, L.L.C. AUTHORIZED SIGNER STEPHEN L. COOK STATE OF Oregon , County of Klamath This instrument was acknowledged before me on September 8 Stephen L. Cook authorized signer Ferndale Development, Notary Public of Oregon TRAUTS A SIROLRAM
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ODSHO-DUBUCY PRATCH
(COMMISSION ON DESIGNATION OF TRAINING OF THE PRESIDENT ON THE PRESIDENT ON THE PRESIDENT OF THE PRE My commission expires 12-20-98

ESCROW NO. MT45717-MS

Return to:

ROBERT E. TOMLIN 4809 LOMBARD DRIVE KLAMATH FALLS, OR 97603

STATE OF OREGON. County of Klamath SS.

Filed for record at request of

Amerititle				
on this _	8th	day of	Sept	A.D. 1998
at 11:04			Α	M. and duly recorded
in Vol.		of Deeds		Page 32967
_		Berne		etsch, County Clerk

By Dulen Mulendon Fee. \$30.00