

72405

MTC 46918-MS
WARRANTY DEEDVol. M98 Page 48083

98 DEC 31 P2:36
 FERNDAL DEVELOPMENT, L.L.C., AN OREGON LIMITED LIABILITY COMPANY,
 Grantor(s) hereby grant, bargain, sell, warrant and convey to:
 WILLIAM J. MAC BEAN and CHERYL L. MAC BEAN, 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 24 IN BLOCK 5 OF TRACT 1299, 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 \$ 105,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: P.O. BOX 1196, KLAMATH FALLS, OR 97601

Dated this 31st day of December, 1998

FERNDAL DEVELOPMENT, L.L.C.

BY: Stephen L. Cook
 STEPHEN L. COOK

AUTHORIZED SIGNER

STATE OF Oregon, County of Klamath ss.

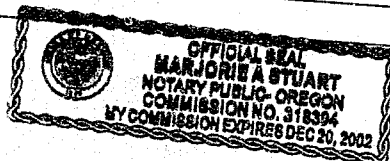
This instrument was acknowledged before me on December 31, 1998
 by Stephen L. Cook

as authorized signer

of Ferndale Development, L.L.C.

Notary Public of Oregon

My commission expires 12-20-02



ESCROW NO. MT46918-MS

Return to:
 WILLIAM J. MAC BEAN
 P.O. BOX 1196
 KLAMATH FALLS, OR 97601

STATE OF OREGON,
 County of Klamath ss.

Filed for record at request of:

Amerititle

on this 31st day of December A.D., 1998
 at 2:36 o'clock P. M. and duly recorded
 in Vol. M98 of Deeds Page 48083

Bernetha G. Letsch, County Clerk

By Heather L. Lenz
 Fee, \$30.00

Deputy