

74575

72405

MTC 46918-MS Vol. M99 Page 5084

WARRANTY DEED

Vol. M98 Page 48083

98 DEC 31 P2:36

FERNDALDE 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, / SECOND ADDITION TO FERNDALDE
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, 19 98

**THIS DEED IS BEING RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION CONTAINED HEREIN

FERNDALDE DEVELOPMENT, L.L.C.

BY:

STEPHEN L. COOK

AUTHORIZED SIGNER

STATE OF Oregon, County of Klamath) ss.

This instrument was acknowledged before me on December 31, 19 98

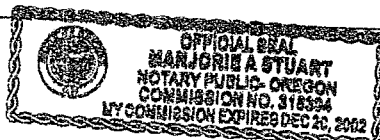
by Stephen L. Cook

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

INDEXED

Bernetha G. Letsch, County Clerk

By Kathleen Rossi

Fee, \$30.00

Deposy

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle
of February A.D. 1999 at 9:37 o'clock A. M., and duly recorded in Vol. M99
of Deeds on Page 5084

FEE \$30.00

Linda Smith, County Clerk

by Kathleen Rossi