

MT47879-MS  
WARRANTY DEED

99 May 12 AM 11:33

Vol M99 Page 18421

FERNDALDE DEVELOPMENT, L.L.C., AN OREGON LIMITED LIABILITY COMPANY,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
DAVID C. SWANSON AND ROSALIE J. SWANSON, 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 23 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 pursuant to an IRC  
1031 exchange on behalf of Grantor and/or Grantee.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 5702 Pinnacle Pl. K.Falls, OR. 97603

Dated this 5th day of May, 19 99

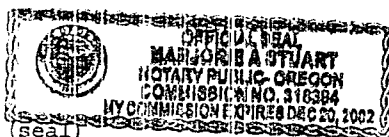
FERNDALDE DEVELOPMENT, L.L.C.

BY Stephen L. Cook  
Stephen L. Cook, Authorized Signer

STATE OF Oregon SS. May 5 19 99  
COUNTY OF Klamath

Personally appeared the above named Stephen L. Cook, as Authorized signer  
for Ferndale Development L.L.C.

and acknowledged the foregoing instrument to be his voluntary act.



Before me:  
Mary Jo Smith  
Notary Public for Oregon  
My commission expires 12-20-02

ESCROW NO. MT47879-MS

Return to:  
David C. Swanson  
5702 Pinnacle Pl.  
K.Falls, OR. 97603

State of Oregon, County of Klamath  
Recorded 5/12/99, at 11:33 AM  
At the referenced page, Vol. M99  
Linda Smith, County Clerk  
Fee \$ 30 -  
Linda Smith