

FERNDALE DEVELOPMENT, L.L.C., AN OREGON LIMITED LIABILITY COMPANY,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
DERRICK TRAVIS DE GROOT and TERESA KAY DE GROOT, 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 4 IN BLOCK 6 OF TRACT 1126, FIRST ADDITION TO FERNDALE, 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 30.933.

The true and actual consideration for this conveyance is \$ 100,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: P.O. BOX 472, KLAMATH FALLS, OR 97601

Dated this 3rd day of June, 1999

FERNDALE 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 June 3, 1999

by Shannon L. Scrimsher

as Authorized signer

of Ferndale Development, L.L.C.

Marjorie A. Stuart  
Notary Public of Oregon

My commission expires 12-20-02



ESCROW NO. MT48113-MS

Return to:

DERRICK TRAVIS DE GROOT

P.O. BOX 472

KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath

Recorded 6/7/99, at 3:29 p.m.

In Vol. M99 Page 22412

Linda Smith, County Clerk

Fee \$30--

Linda Smith