

MT48675-MS
WARRANTY DEED

Vol. M99 Page 29398

1999 JUL 23 AM 11:19

State of Oregon, County of Klamath
Recorded 7/23/99, at 11:19 a. m.
In Vol. M99 Page 29398
Linda Smith,
County Clerk Fee \$30.00

FERNDALDE DEVELOPMENT, Grantor,

hereby grant, bargain, sell, warrant and convey to:

RAFAEL HERNANDEZ and VICTORIA HERNANDEZ, husband and wife, Grantee,

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 28 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.

TAX ACCOUNT NO.: 3909-013BB-05800

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 109,400.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5729 PINNACLE PLACE, KLAMATH FALLS, OR 97603

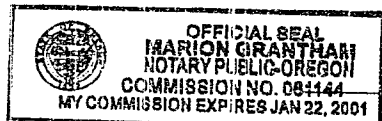
Dated this 20th day of July, 1999.

FERNDALDE DEVELOPMENT

BY: Shannon L. Scrimsher
SHANNON L. SCRIMSHER, AUTHORIZED
SIGNER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 20, 1999 by SHANNON L. SCRIMSHER, AS AUTHORIZED SIGNER FOR TRENDWEST PROPERTIES, INC.



(Notary Public for Oregon)

My commission expires 1/22/01

ESCROW NO. MT48675-MS

Return to:

RAFAEL HERNANDEZ
5729 PINNACLE PLACE
KLAMATH FALLS, OR 97603