

1999 DEC 21 PM 3:38

MTC 49940-MQ
WARRANTY DEED

Vol M99 Page 50103

FERNDALDE DEVELOPMENT, L.L.C., AN OREGON LIMITED LIABILITY COMPANY,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
CHARLES G. ANDERSON and KAREN R. ANDERSON, 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 16 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

3909-013BB-07000-000

879966

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 109,100.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 5731 JUDY COURT, KLAMATH FALLS, OR 97603

Dated this 17th day of December 19 99

FERNDALDE DEVELOPMENT, L.L.C.

BY:

STEPHEN L. COOK, AUTHORIZED SIGNER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on December 17, 1999 by
STEPHEN L. COOK, AS AUTHORIZED SIGNER FOR FERNDALDE DEVELOPMENT, L.L.C., AN
OREGON LIMITED LIABILITY COMPANY.

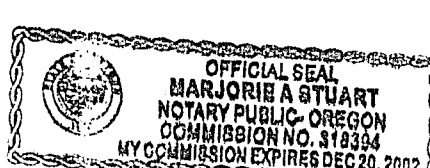
(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT49940-MS

Return to:

CHARLES G. ANDERSON
5731 JUDY COURT
KLAMATH FALLS, OR 97603



State of Oregon, County of Klamath
Recorded 12/21/99, at 3:38 p.m.
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Linda Smith,
County Clerk Fee \$ 36.00