

2000 MAR 29 PM 3:32

MT50644-MS
WARRANTY DEED

Vol MOO Page 10338

FERNDALE DEVELOPMENT, L.L.C., AN OREGON LIMITED LIABILITY COMPANY,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

CHRISTOPHER L. PAHL,

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 21 IN BLOCK 4 OF TRACT 1299, SECOND ADDITION TO FERNDALE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. AND MORE PARTICULARLY DESCRIBED AS PER EXHIBIT "A"

3909-013BB-06500-000

879961

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 94,854.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5710 PINNACLE PLACE, KLAMATH FALLS, OR 97603

Dated this 27th day of March, 2000

FERNDALE DEVELOPMENT, L.L.C.

BY: Shannon L. Scrimsher
AUTHORIZED SIGNER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on march 27, 2000 by Shannon L. Scrimsher, AS AUTHORIZED SIGNER FOR FERNDALE DEVELOPMENT, L.L.C., AN OREGON LIMITED LIABILITY COMPANY.

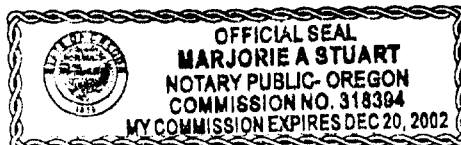
Marjorie A Stuart
(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT50644-MS

Return to:

CHRISTOPHER L. PAHL
5710 PINNACLE PLACE
KLAMATH FALLS, OR 97603



26.00
m

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 21 in Block 4 of TRACT 1299, SECOND ADDITION TO FERNDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM...

A tract of land being a portion of Lot 21 in Block 4 of TRACT 1299, SECOND ADDITION TO FERNDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, situated in the NW1/4 NW1/4 of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the corner common to Lot 22, Block 4 and said Lot 21, said point being on the right of way line of Pinnacle Place; thence South 19 degrees 33' 10" West 102.23 feet to a point on the South line of said Lot 21; thence South 89 degrees 47' 55" West 16.00 feet to the corner common to Lots 13 and 14, Block 4, and said Lots 21 and 22; thence North 27 degrees 31' 00 East 108.68 feet to the point of beginning, with bearings based on the plat of "Tract 1299 - Second Addition to Ferndale", on file at the office of the Klamath County Surveyor.

State of Oregon, County of Klamath
Recorded 3/29/00, at 3:32 p. m.
In Vol. M00 Page 10338
Linda Smith,
County Clerk Fee\$ 26⁰⁰