

200 APR 24 PM 3:36

MTC 50833-MS
WARRANTY DEED

Vol M00 Page 14001

FERNDALE DEVELOPMENT, L.L.C., AN OREGON LIMITED LIABILITY COMPANY,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
TIMOTHY L. SAUNDERS, SR. and JODIE K. SAUNDERS, 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 19 IN BLOCK 5 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

3909-013BB-08500-000

879981

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 102,200.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4747 TRAVIS WAY, KLAMATH FALLS, OR 97603

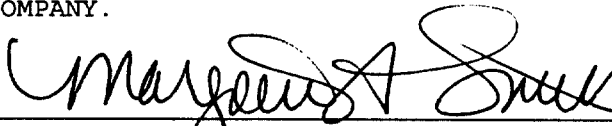
Dated this 20th day of April, 2000.

FERNDALE DEVELOPMENT, L.L.C.

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

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 20, 2000 by
SHANNON L. SCRIMSHER, AUTHORIZED SIGNER FOR FERNDALE DEVELOPMENT, L.L.C., AN
OREGON LIMITED LIABILITY COMPANY.

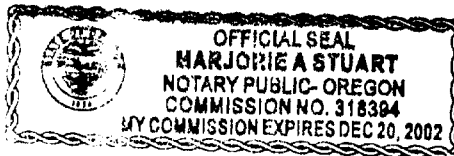

(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT50833-MS

Return to:

TIMOTHY L. SAUNDERS, SR.
4747 TRAVIS WAY
KLAMATH FALLS, OR 97603



State of Oregon, County of Klamath
Recorded 04/24/00, at 3:36 p.m.
In Vol. M00 Page 14001
Linda Smith,
County Clerk Fee \$21.00

21.00
m