

200 JUN 14 AM 11:22

mtc 51246 -ms  
WARRANTY DEED

Vol M00 Page 21541

FERNDALE DEVELOPMENT, L.L.C., AN OREGON LIMITED LIABILITY COMPANY,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
JAMES L. BRIDGES and MICHELLE ANNE BRIDGES, 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 13 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.

3909-013BB-07300

879969

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 121,126.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 5713 JUDY COURT, KLAMATH FALLS, OR 97603

Dated this 13th day of June, 2000.

FERNDALE DEVELOPMENT, L.L.C.

BY: Stephen Cook  
STEPHEN COOK, AUTHORIZED SIGNER

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on June 13, 2000 by  
STEPHEN L. COOK, AUTHORIZED SIGNER FOR FERNDALE DEVELOPMENT, L.L.C., AN OREGON  
LIMITED LIABILITY COMPANY.

Miki H. Shew

(Notary Public for Oregon)

My commission expires Jan. 23, 2004

ESCROW NO. MT51246-MS

Return to:

JAMES L. BRIDGES  
5713 JUDY COURT  
KLAMATH FALLS, OR 97603



State of Oregon, County of Klamath  
Recorded 06/14/00, at 11:22 a.m.  
In Vol. M00 Page 21541  
Linda Smith,  
County Clerk Fee\$ 21.00