

2000 SEP -8 PM 3:44

AMT 52028MS

WARRANTY DEED

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

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

PHILIP R. CARR and NANCY J. CARR, 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 15 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-07100-000

879967

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 114,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5725 JUDY COURT, KLAMATH FALLS, OR 97603

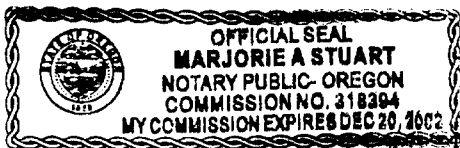
Dated this 8th day of Sept, 2000.

FERNDALE DEVELOPMENT, L.L.C.

BY: Stephen L. Cook
STEPHEN L. COOK, AUTHORIZED SIGNER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Sept 8th, 2000 by 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. MT52028-MS

Return to:

PHILIP R. CARR
5725 JUDY COURT
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 09/08/00, at 3:44 p. m.
In Vol. M00 Page 32911
Linda Smith,
County Clerk Fee\$ 21⁰⁰

3/14