

'01 JUN 14 AM 11:11

mtc 54273
WARRANTY DEED

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FERNDALE DEVELOPMENT, L.L.C.,

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

ROGER W. PETERS and CAROLYN J. PETERS, 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 11 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-075000

879971

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 122,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5714 JUDY COURT, KLAMATH FALLS, OR 97603

Dated this 13th day of June 2001

FERNDALE DEVELOPMENT, L.L.C.

BY: [Signature]

STEPHEN L. COOK, AUTHORIZED SIGNER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 13, 2001 by
STEPHEN L. COOK, AUTHORIZED SIGNER FOR FERNDALE DEVELOPMENT, L.L.C..

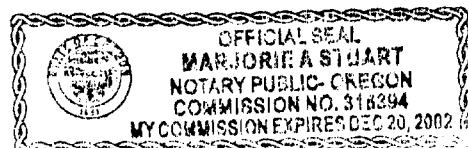
[Signature]
(Notary Public for Oregon)

My commission expires 12/20/02

ESCROW NO. MT54273-MS

Return to:

ROGER W. PETERS
5714 JUDY COURT
KLAMATH FALLS, OR 97603



State of Oregon, County of Klamath
Recorded 06/14/01, at 11:11 a.m.
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Linda Smith,
County Clerk Fee\$ 21⁰⁰

21.00