

WARRANTY DEED

J. K. DEVELOPMENT CO., a corporation duly organized and existing under the law of the State of Oregon, GRANTOR, conveys and warrant to JOE L. KELLER and ROSIE A. KELLER, husband and wife, GRANTEE, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth below:

Lot 30, Block 3, NINTH ADDITION to SUNSET VILLAGE in Klamath County, Oregon.

SUBJECT TO: Conditions and Restrictions, set back line and utility easements as shown on the plat of Ninth Addition to Sunset Village.

SUBJECT TO: Conditions and Restrictions imposed by Declaration of Conditions and Restrictions, including the terms and provision thereof, recorded January 25, 1978, in M-78 at page 1523.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$4,800.00.

In construing this deed and where to context so requires, the singular includes the plural.

Done by order of the grantor's board of directors, with its corporate seal affixed, this 16th day of April, 1980.

J. K. DEVELOPMENT CO.

By Joe L. Keller President

(SEAL)

By Rosie A. Keller Secretary

STATE OF OREGON)
COUNTY OF KLAMATH) ss.

Personally appeared JOE L. KELLER and ROSIE A. KELLER, President and Secretary respectively, of J. K. DEVELOPMENT CO., a Corporation, and being first duly sworn, did say that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Robert J. Ruking
Notary Public for Oregon
My Commission expires: 2 P 83

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 18th day of April A.D., 19 80 at 3:54 o'clock P M., and duly recorded in Vol. M80 of Deeds on Page 7388.

FEE \$3.50

WM. D. MILNE, County Clerk

By Bernetha Helich Deputy