

92399

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## WARRANTY DEED

J. K. DEVELOPMENT CO., a corporation duly organized and existing under the laws of the State of Oregon, GRANTOR, conveys and warrants to ROD E. FRAVIS, a single man, GRANTEE, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth below:

Lot 4, Block 21, 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 provisions thereof, recorded January 25, 1970, in M-78 at page 1523.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$12,000.00.

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

Done by order of the grantor's board of directors, with its corporate seal affixed, this 4 day of November, 1980.

J. K. DEVELOPMENT CO.

(SEAL)

By Joe L. Keller President  
JOE L. KELLER

By Rosie A. Keller Secretary  
ROSIE A. KELLER

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:

Wm. D. Milne  
Notary Public for the State of Oregon  
My Commission expires: 3 8 83

Return to:  
U.S. National Bank  
P.O. Box 4410  
Portland, Ore.  
97208

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 12th day of November A.D., 19 80 at 11:11 o'clock A M., and duly recorded in

Vol M80 of Deeds on page 21905.

Fee \$ 3.50

WM. D. MILNE, County Clerk  
by Deborah L. Smith deputy