

37536

Vol. 184 Page 9715WARRANTY DEED

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

Lot 33, 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 provisions 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 \$14,000.00.

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 30 day of May, 1984.

J. K. DEVELOPMENT CO.

By Joe L. Keller President
JOE L. KELLER

By Rosie A. Keller Secretary
ROSIE A. KELLER

(SEAL)

STATE OF OREGON)
COUNTY OF KLAMATH) ss. May 30, 1984

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:

Carlene D. Tucker
Notary Public for Oregon
My Commission expires 6-16-84

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON: COUNTY OF KLAMATH: ss
I hereby certify that the within instrument was received and filed for record on the 11th day of June A.D., 1984 at 10:46 o'clock A M, and duly recorded in Vol. M84, of Deeds on page 9745.

Fee: \$ 4.00

EVELYN BIEHN, COUNTY CLERK

by: Sam Smith, Deputy