

K-40691
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 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 1, Block 20, 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 \$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 7th day of July, 1988.

J. K. DEVELOPMENT CO.

By Joe L. Keller President

(SEAL)

By Rosie A. Keller Secretary

STATE OF OREGON)
COUNTY OF KLAMATH) ss. July 7, 1988

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:

Judith L. Morgado
Notary Public for Oregon
My Commission expires: 8-31-91

after recording please return STATE OF OREGON, ss.
County of Klamath

KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OREGON 97603

Filed for record at request of:

Klamath County Title Co.

on this 7th day of July A.D. 1988
at 3:35 o'clock P. M. and duly recorded
in Vol. M88 of Deeds Page 10653

Evelyn Biehn County Clerk

By Pauline Muelensler

Deputy.

Fee \$8.00

88 JUL 7 PM 3:35

