

K-40691

WARRANTY DEED

KELLER CONSTRUCTION, INC., a corporation duly organized and existing under the laws of the State of Oregon, GRANTOR, conveys and warrants to LESTER ROOKSTOOL and M. HELEN ROOKSTOOL, husband and wife, 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 \$79,966.00.

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.

KELLER CONSTRUCTION, INC.

(SEAL)

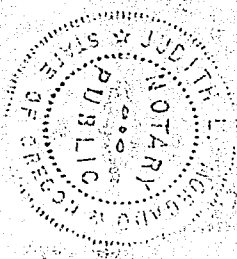
By Joe L. Keller President

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 KELLER CONSTRUCTION, INC., 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 the State of Oregon
My Commission expires: 8-31-91

STATE OF OREGON,
County of Klamath ss.

After recording please return to:

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. 19 88
at 3:35 o'clock P.M. and duly recorded
in Vol. M88 of Deeds Page 10654

By Rosie A. Keller County Clerk

Fee, \$8.00

Deputy.