

89909

WARRANTY DEED

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MTC-19710K

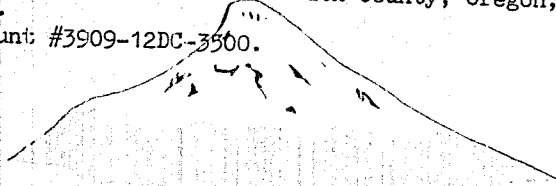
KNOW ALL MEN BY THESE PRESENTS, That

J. K. DEVELOPMENT CO., INC., an Oregon corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
JOE KELLER CONSTRUCTION, INC., an Oregon corporation

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 28 in Block 1 of Tract 1116, SUNSET EAST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Westerly 2 feet thereof.
Klamath County Tax Account: #3909-12DC-3500.



MOUNTAIN TITLE COMPANY

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except all those of record and those apparent upon the land, if any, as of the date of this deed

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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 and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 29th day of July, 1988, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

J. K. DEVELOPMENT CO., INC., an Oregon corporation

by: *Joe Keller Pres.*
JOE KELLER, PRESIDENT

STATE OF OREGON, County of Klamath) ss.
July 29, 1988

Personally appeared JOE KELLER and

who, being duly sworn, did say that *Joe Keller* is the president of J. K. DEVELOPMENT CO., INC.

J. K. DEVELOPMENT CO., INC., a corporation, and 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: *Justin L. Redd* (OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/91

STATE OF OREGON,

County of) ss.
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Personally appeared the above named

and acknowledged the foregoing instrument to be voluntarily act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

J. K. DEVELOPMENT CO., INC.

6412 Harlan Drive

Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

JOE KELLER CONSTRUCTION, INC.

6412 Harlan Drive

Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 1st day of Aug., 1988, at 3:39 o'clock P. M., and recorded in book M88 on page 12310 or as file/reel number 89909, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
Recording Officer

By *Debbie Macdonald* Deputy

Fee \$8.00