



K-40806
STATUTORY WARRANTY DEED
(Individual or Corporation)

JOE L. KELLER AND ROSIE A. KELLER

conveys and warrants to ALAN FONSECA AND JUDI FONSECA, husband and wife, Grantor,
the following described real property in the County of Klamath and State of Oregon, Grantee,

A tract of land situated in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7,
Township 39 South, Range 10 East of the Willamette Meridian,
Klamath County, Oregon, more particularly described as follows:

Beginning at a 1/2 inch iron pin on the East right-of-way
line of the Klamath Falls-Merrill Highway, marking the Southwest
corner of that tract of land described in Deed Volume M73 page
2851, from which the Southwest corner of said Section 7 bears
South 451.20 feet and N. 89°27' W. 30.00 feet; thence North,
along said right-of-way line, 242.00 feet to a 5/8 inch iron
pin with Tru-Line Surveying plastic cap; thence East 848.26
feet to a 5/8 inch iron pin with Tru-Line Surveying plastic
cap; thence continuing East 17 feet, more or less, to the
centerline of the Enterprise Irrigation District Canal; thence
Southwesterly, along said canal centerline, to a point that
bears East of the point of beginning; thence West 355 feet, more
or less, to the point of beginning with bearings based on Record
of Survey No. 1018.

This property is free of liens and encumbrances, EXCEPT:

Subject to easements and rights of way of record and apparent on the land.

The true consideration for this conveyance is \$ 40,000.00 (Here comply with the requirements of ORS 93.030*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO
VERIFY APPROVED USES.

DATED this 26th day of August 19 88 If a corporate grantor, it has caused its name to be signed by
resolution of its board of directors.

Joe L. Keller
JOE L. KELLER

Rosie A. Keller
ROSIE A. KELLER

STATE OF OREGON, County of Klamath)ss.
The foregoing instrument was acknowledged before me
this 26th day of August 19 88
by Joe L. Keller and
Rosie A. Keller

Debra Buckingham
Notary Public for Oregon
My commission expires: 12-19-88

After recording return to:
Mr. & Mrs. Alan Fonseca
P.O. Box 7326
Klamath Falls, Oregon 97602

NAME, ADDRESS, ZIP

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

Mr. & Mrs. Alan Fonseca
P.O. Box 7326
Klamath Falls, Oregon 97602

OTIC 508

NAME, ADDRESS, ZIP

CORPORATE ACKNOWLEDGEMENT
STATE OF OREGON, County of _____)ss.
The foregoing instrument was acknowledged before me
this _____ day of _____ 19 _____
by _____ and
by _____
of _____
a corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires:

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Klamath County Title Co.

on this 29th day of Aug. A.D. 19 88
at 11:27 o'clock A.M. and duly recorded
in Vol. M88 of Deeds Page 13921

Evelyn Biehn County Clerk

By Pauline Mullender

Fee. \$8.00

Deputy.