

94157

Vol. M88 Page 19814WARRANTY DEED

KELLER CONSTRUCTION, INC., a corporation duly organized and existing under the laws of the State of Oregon, GRANTOR, conveys and warrants to RICHARD E. SCHAEFER and PATRICIA J. SCHAEFER, husband and wife, GRANTEE, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth below:

Lot 5, Block 18, NINTH ADDITION to SUNSET VILLAGE in Klamath County, Oregon.

SUBJECT TO: Conditions and Restrictions, set back lines 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 \$80,000.00.

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 6th day of November, 1988.

KELLER CONSTRUCTION, INC.

By Joe L. Keller President
JOE L. KELLER

(SEAL)

By Rosie A. Keller Secretary
ROSIE A. KELLER

STATE OF OREGON)
COUNTY OF KLAMATH) ss. November 6th, 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:

Drucie D. Chandler
Notary Public for Oregon
My Commission expires 7-6-90

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 22nd day of Nov. A.D., 19 88 at 10:21 o'clock A. M., and duly recorded in Vol. M88 of Deeds on Page 19814.

FEE \$8.00
Return: Klamath First Federal
540 Main, Klamath Falls, Or. 97601

Evelyn Biehn County Clerk

By Drucie D. Chandler