

WARRANTY DEED

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

Lot 4, Block 18, 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 \$90,000.00.

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 18<sup>th</sup> day of September, 1989.

KELLER CONSTRUCTION, INC.  
~~J. K. DEVELOPMENT CO.~~

By [Signature] President  
JOE L. KELLER

(SEAL)

By [Signature] Secretary  
ROSIE A. KELLER

STATE OF OREGON )  
COUNTY OF KLAMATH ) ss. September 18, 1989

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:

[Signature]  
Notary Public for Oregon  
My Commission expires: 10-16-92

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Mountain Title Co.  
on this 18th day of Sept. A.D., 19 89  
at 3:13 o'clock P M. and duly recorded  
in Vol. M89 of Deeds Page 17556  
Evelyn Biehn County Clerk  
By [Signature] Deputy.

Fee, \$8.00

after recording, send to

Nielsen  
3933 Valinda Way  
Klamath Falls, OR 97603

taxes to: Prudential Home Mtg Co  
P.O. Box 4157, Hedrick, MO 64701-0909

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