

7568

JOE L. KELLER AND ROSIE A. KELLER,

KNOW ALL MEN BY THESE PRESENTS, That
AS TENANTS IN COMMON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called
THOMAS E. AMES AND CYNTHIA D. AMES, HUSBAND AND WIFE
 the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and
 assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or apper-
 taining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 11 in Block 10 of TRACT NO. 1079, SIXTH ADDITION TO SUNSET VILLAGE,
 according to the official plat thereof on file in the office of the
 County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Westerly
 3 feet thereof.

Tax Account No. 3909-12BD-1100
 Key No. 562304

"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 and the above granted premises, free from all encumbrances except those of
 record and apparent to the land,

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 \$ 83,000.00
 However, the actual consideration shall be determined by the parties to the instrument or by the court in the event of a dispute.
 (The sentence between the symbols, if not applicable, should be deleted.)
 See ORS 93.030.)

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 6th day of November, 19 89;
 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.

Joe L. Keller
 Joe L. Keller

Rosie A. Keller
 Rosie A. Keller

STATE OF OREGON, County of _____, ss.

STATE OF OREGON,)
 County of Klamath) ss.
November 6, 19 89

Personally appeared the above named
Joe L. Keller and Rosie A. Keller

and acknowledged the foregoing instrument
 to be their voluntary act and deed.

Before me, Quat H. Po
 Notary Public for Oregon
 My commission expires: 4/24/93

Joe L. Keller
Rosie A. Keller

GRANTOR'S NAME AND ADDRESS
Thomas E. & Cynthia D. Ames
6311 Oak Ave
Klamath Falls OR 97603

ABSTRACTED BY
Klamath First Federal Savings and Loan
540 Main Street
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP
Same as above

NAME, ADDRESS, ZIP

Personally appeared _____ and
 _____ who, being duly sworn,
 each for himself and not one for the other, did say that the former is the
 president and that the latter is the
 secretary of _____, 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:

(OFFICIAL
SEAL)

Notary Public for Oregon
 My commission expires:

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was
 received for record on the 7th
 day of Nov., 19 89,
 at 3:33 o'clock P.M., and recorded
 in book M89 on page 21544 or as
 file/reel number 7568,
 Record of Deeds of said county.
 Witness my hand and seal of County
 affixed.

Evelyn Biehn, County Clerk
 Recording Officer

B. Quat H. Po, Deputy

Fee \$8.00