

WARRANTY DEED

J. K. DEVELOPMENT CO., a corporation duly organized and existing under the laws of the State of Oregon, GRANTOR, conveys and warrants to KELLER CONSTRUCTION, INC., an Oregon Corporation, GRANTEE, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth below:

Lot 2, Block 25, 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 \$14,000.00.

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 16 day of January, 1990.

J. K. DEVELOPMENT CO.

By Joe L. Keller President
JOE L. KELLER

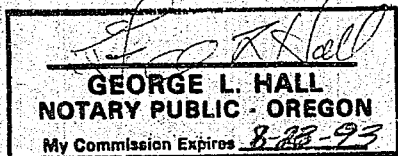
(SEAL)

By Rosie A. Keller Secretary
ROSIE A. KELLER

STATE OF OREGON)
COUNTY OF KLAMATH) ss. January 16, 1990

Personally appeared JOE L. KELLER and ROSIE A. KELLER, President and Secretary respectively, of J. K. DEVELOPMENT CO., 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:



Notary Public of Oregon
My Commission expires: _____

Return: Keller Construction
6412 Harlan Dr.
Klamath Falls, Or. 97603

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Keller Construction
on this 16th day of Jan. A.D., 19 90
at 4:17 o'clock P M. and duly recorded
in Vol. M90 of Deeds Page 1102
Evelyn Biehn County Clerk
By Debra Mullender Deputy.
Fee, \$28.00

20 JAN 15 PM 4 17