MOUNTAIN TITLE COMPANY

WARRANTY DEED

14037 Vol. m90 Page 7737

KNOW ALL MEN BY THESE PRESENTS, That KELLER CONSTRUCTION, INC. an Oregon Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by R. MAXINE FORD, hereinafter called 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 2 in Block 25 of TRACT 1127-NINTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
Assessors Account No. 43-3909-12DC -600
Assessors Key No. 567238

'90 APR 25 PM 4 09

"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 and that 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 $ 97,500.00. [1]~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which)~~. [1](The sentence between the symbols[1], 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 25th day of April, 19 90; 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.

Keller Construction, Inc.
By- Joe Keller
By-

STATE OF OREGON, County of) ss.
, 19

Personally appeared the above named
and acknowledged the foregoing instrument to be voluntary act and deed.

Before me:
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of Klamath) ss.
April 25, 1990

Personally appeared JOE KELLER 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~~ KELLER CONST., INC., 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: Lucie O. Chandler (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 7-6-90

Keller Construction Inc.
6412 Harlan Dr.
Klamath Falls OR 97603
GRANTOR'S NAME AND ADDRESS

Rachel Maxine Ford
6725 Verda Vista Dr.
Klamath Falls OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath First Federal S&L
540 Main St
Klamath Falls OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
same as above
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was received for record on the 25th day of April, 19 90, at 4:09 o'clock P M., and recorded in book M90 on page 7737 or as file/reel number 14037, Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Muelendorf Deputy

Fee $28.00

Unofficial Copy

MOUNTAIN TITLE COMPANY