

40534

WARRANTY DEED

40534
KNOW ALL MEN BY THESE PRESENTS, That
POSTE KELLER

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KNOW ALL MEN BY THESE PRESENTS, That
JOE L. KELLER and ROSIE KELLER
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by D.K. WHITSETT, TRUSTEE
KLAMATH ANIMAL CLINIC PROFIT SHARING PLAN TRUST
the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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:
SECTION 33-91, as filed in the office of the

Parcel 1 of MINOR LAND PARTITION 33-91, as filed in the office of the
County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

"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."

the said grantee and grantee's heirs, successors and assigns forever.

the said grantee and grantee's heirs, successors and assigns, that grantor

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 those apparent upon the land, if any, as the date of this deed and that grantor and his heirs, successors and assigns shall forever defend the said premises and every part and parcel thereof against the lawful claims of all persons claiming under the above described encumbrances.

record and those apparent upon and

grantor will warrant and forever defend the said premises and every part and parcel thereof, as

and demands of all persons whomsoever, except those claiming under the above described encumbrances,

and actual consideration paid for this transfer, stated in terms of dollars, is \$ 67,500.00

and the same shall be paid by the grantor to the grantee, should be delivered.

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 construing this deed and where the context so requires, the singular includes the plural and vice versa, and the masculine includes the feminine and the neuter, and the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 21 day of JANUARY, 19 92;

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.

[Signature]
JOE L. KELLER

STATE OF OREGON,
County of Klamath) ss.
January 21, 1992

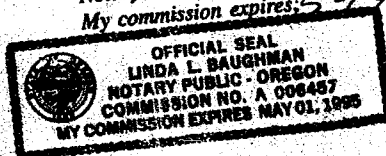
Personally appeared the above named _____
JOE L. KELLER
ROSIE KELLER

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

Before me:

Notary Public for Oregon

My commission expires: 5-1-95



STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this
_____, 19____, by _____,
_____, president, and by _____,
_____, secretary of _____.

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____ (SEAL)
My commission expires: _____

STATE OF OREGON, ss.

County of Klamath in this instrument

County of Klamath
I certify that the within instrument was
received for record on the 3rd
day of Feb., 19 92,
at 10:16 o'clock A. M. and recorded
in book M92 on page 2200 or as
file/reel number 40534.
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
Audene Mustard, Deputy

ALL RIGHTS RESERVED

FOR
ORDER'S USE

JOE L. KELLER and ROSIE H. KELLER
6412 HARLAN DRIVE
KLAMATH FALLS, OR 97603

KLAMATH FALLS, OR 97603
 (TRANTEE'S NAME AND ADDRESS)
 KLAMATH ANIMAL CLINIC PROFIT SHARING
 2726 S. 6TH STREET
 KLAMATH FALLS, OR 97603
 (TRANTEE'S NAME AND ADDRESS)

GRANTED

After recording, stamp the:

KLANATH ANIMAL CLINIC PROFIT SHARING

2726 S. 6TH STREET

KLANATH FALLS, OR 97603

NAME ADDRESS ZIP

Until a change is requested all tax statements shall be sent to the following address.

KLAMATH ANIMAL CLINIC PROFIT SHARING
2726 S. 6TH STREET
KLAMATH FALLS, OR 97603
NAME ADDRESS ZIP

Fee \$28.00

MOUNTAIN TITLE COMPANY