40537 MTC 26823 WARRANTY DEED Vol. M92 Page 2205

KNOW ALL MEN BY THESE PRESENTS, That JOE L. KELLER and ROSIE A. KELLER, as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CAROL J. BYRON, hereinafter called 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:

Parcel 2 of Minor Land Partition 33-91, as filed in the office of the County Clerk of Klamath County, Oregon, being a portion of Lots 19 and 20, Block 10 of TRACT 1108, SEVENTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

'92 FEB 3 AM 10 16

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."

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 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 $135,000.00 [redacted].

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 30 day of Jan, 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.

Joe L. Keller by Rosie A. Keller his attorney in fact
JOE L. KELLER

ROSIE A. KELLER
Rosie A. Keller

STATE OF OREGON, County of Klamath) ss.
1-30, 19 92.

Personally appeared the above named ~~JOE L. KELLER~~ ROSIE A. KELLER FOR HERSELF AND AS POWER OF ATT. FOR JOE L. KELLER and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: [signature]
Notary Public for Oregon
My commission expires: 7/13/93

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:

JOE L. KELLER and ROSIE A. KELLER
6412 HARLAN
KLAMATH FALLS, OR 97603
GRANTOR'S NAME AND ADDRESS

CAROL J. BYRON
30450 MILLER ROAD
VALLEY CENTER, CA 92082
GRANTEE'S NAME AND ADDRESS

After recording return to:
CAROL J. BYRON
30450 MILLER ROAD
VALLEY CENTER, CA 92082
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
CAROL J. BYRON
30450 MILLER ROAD
VALLEY CENTER, CA 92082
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 3rd day of Feb., 19 92, at 10:16 o'clock A M., and recorded in book M92 on page 2205 or as file/reel number 40537, Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mullendore Deputy

Fee $28.00

MOUNTAIN TITLE COMPANY