

Return and taxes to:

James and Linda Fenner
6423 Verda Vista Court
Klamath Falls, OR 97603

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58605

WARRANTY DEED

mtc 27997-KR

JOE KELLER CONSTRUCTION, INC. a corporation duly organized and existing under the laws of the State of Oregon, GRANTOR, conveys and warrants to JAMES H. FENNER and LINDA L. FENNER, husband and wife, GRANTEE, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth below:

Lot 16 Block 21, NINTH ADDITION to SUNSET VILLAGE in Klamath County, Oregon.

SUBJECT TO: Conditions and Restriction, set back line and utility easements as shown on the plat of Ninth Addition to Sunset Village.

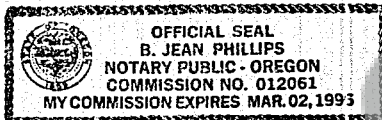
SUBJECT TO: Conditions and Restrictions imposed by Declaration of Conditions and Restriction, including the terms and provisions thereof, recorded January 25, 1978, in M-78 at page 1523.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$143,330.00.

In construing this deed and where to context so requires, the singular includes the plural.

Done by order of the grantor's board of directors, with the corporate seal affixed this 27th day of January, 1993.

JOE KELLER CONSTRUCTION, INC.



(SEAL)

By

Joe S. Keller
JOE S. KELLER

President

By

Rosie A. Keller
ROSIE A. KELLER

Secretary

STATE OF OREGON)

COUNTY OF KLAMATH)

ss. January 27th, 1993

Personally appeared JOE L. KELLER and ROSIE A. KELLER, President and Secretary respectively, of KELLER CONSTRUCTION, INC., 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:

B. Jean Phillips
Notary Public of Oregon

My Commission expires 3-2-96

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Mountain Title Company

on this 15 day of March A.D., 19 93
at 9:32 o'clock A M. and duly recorded
in Vol. M93 of Deeds Page 5217

Evelyn Biehn County Clerk

By Pauline Mullins
Deputy.

Fee, \$30.00