

MOUNTAIN TITLE COMPANY

61955

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That J. K. Development, Company, an Oregon Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Keller Construction Company, an Oregon Corporation, 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:

Lot 1 in Block 18 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.

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 of 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 \$ to change vesting

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 24th day of May, 19 93; 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.

STATE OF OREGON,)
County of Clatsop) ss.
1934 1933

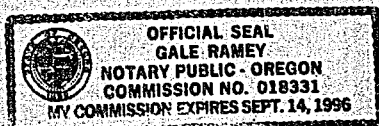
J. V. Development, Company
an Oregon Corporation

Personally appeared the above named _____

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

Before me:

Notary Public for Oregon
My commission expires:



STATE OF OREGON, County of Klamath) ss.
The foregoing instrument was acknowledged before me this
May 24, 19 93, by Joe Keller
_____, president, and by _____
_____, secretary of _____

a Oregon corporation, on behalf of the corporation.

Notary Public for Oregon: John K. Kneeling
My commission expires: 9-14-96 (SEAL)

~~J. K. Development, Company, An Oregon Corporation~~

GRANTOR'S NAME AND ADDRESS

Keller Construction Company, an Oregon Corporation

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal
P. O. Box 5270
Klamath Falls, OR 97601

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

Klamath First Federal
P. O. Box 5270
Klamath Falls, OR 97601

SPACE RESERVED

FOR

RECORDED'S USE

STATE OF OREGON, SS.
County of Klamath
I certify that the within instrument was
received for record on the 25th
day of May, 19 93
at 9:49 o'clock A. M., and recorded
in book M93 on page 11764 or a
file/reel number 61955
Record of Deeds of said county.
Witness my hand and seal of Court
affixed.

Evelyn Biehn Coutny Clerk

Recording Officer

Fees: \$30.00 By Annette Mueller Deputy

MOUNTAIN TITLE COMPANY