090 04 15046 MTC#29966

MOUNTAIN TITLE COMPANY

61956 WARRANTY DEED Vol M93 Page 11765

KNOW ALL MEN BY THESE PRESENTS, That Keller Construction Company, an Oregon Corporation *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* Donna Gail Hofmann, *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 $ 128,500.00 .

~~Whenever used, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which).~~

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.*

Keller Construction Company,
an Oregon Corporation

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:

Notary Public for Oregon
My commission expires:

OFFICIAL SEAL
GALE RAMEY
NOTARY PUBLIC - OREGON
COMMISSION NO. 018331
MY COMMISSION EXPIRES SEPT. 14, 1996

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 Gale Ramey
My commission expires: 9-14-96 *(SEAL)*

Keller Construction Company an Oregon Corporation
GRANTOR'S NAME AND ADDRESS

Donna Gail Hofmann
3921 Valinda Way
Klamath Falls, Oregon 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath First Federal
P. O. Box 5270
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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
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* May, *19* 93, *at* 9:49 *o'clock* A *M., and recorded in book* M93 *on page* 11765 *or as file/reel number* 61956, *Record of Deeds of said county.*
Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
Recording Officer
Fees: $30.00 *By* Annette Mueller *Deputy*

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