



04-15-94A11:03 RCVD

WARRANTY DEED

ATE #02041499
 AFTER RECORDING RETURN TO:
 MR. & MRS. RALPH KELLER
 23048 CERCA DRIVE
 VALENCIA, CA 91354

UNTIL A CHANGE IS REQUESTED ALL TAX
 STATEMENTS TO THE FOLLOWING ADDRESS:
 SAME AS ABOVE

LEONARD T. KURLAND and MIRIAM KURLAND, hereinafter called
 GRANTOR(S), convey(s) to RALPH ALAN KELLER and JOYCE MARIE
 KELLER, husband and wife, hereinafter called GRANTEE(S), all
 that real property situated in the County of Klamath, State of
 Oregon, described as:

Lot 2, Block 1, Tract 1091, LYNNEWOOD, in the City of Klamath
 Falls, in the County of Klamath, State of Oregon.

Code 1 Map 3808-25DD Tax Lot 3800

"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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
 FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

and covenant(s) that grantor is the owner of the above described
 property free of all encumbrances except covenants, conditions,
 restrictions, reservations, rights, rights of way and easements
 of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may
 lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
 \$16,900.00.

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

IN WITNESS WHEREOF, the grantor has executed this instrument
 this 6 day of April, 1994.

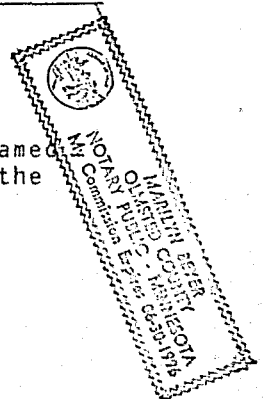
Leonard T. Kurland
 LEONARD T. KURLAND

Miriam Kurland
 MIRIAM KURLAND

STATE OF MINNESOTA, County of Olmsted ss.

On April 6, 1994, personally appeared the above named
 LEONARD T. KURLAND and MIRIAM KURLAND, and acknowledged the
 foregoing instrument to be their voluntary act and deed.

Before me: Marilyn Beyer
 Notary Public for Minnesota
 My Commission Expires: 6/30/96



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 15th day
 of April A.D., 19 94 at 11:03 o'clock AM., and duly recorded in Vol. M94
 of Deeds on Page 11160.

FEE \$30.00

Evelyn Biehn, County Clerk
 By Pauline Mullendore