

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That J.K. DEVELOPMENT CO., an Oregon Corporationhereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KELLER CONSTRUCTION, INC., 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 13 in Block 21 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."

\*AND WHICH LIMIT LAWSUITS AGAINST  
 FARMING OR FOREST PRACTICES AS  
 DEFINED IN O.R.S.30.930 IN ALL ZONES

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 apparent to the land

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 \$ 20,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole/part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

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 6th day of May, 19 94; 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 Klamath, ss.  
May 6, 19 94.

Personally appeared the above named \_\_\_\_\_

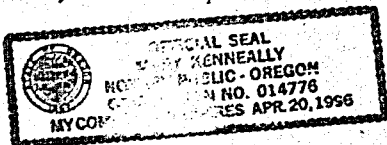
J.K. Development Co.

By- [Signature]

\_\_\_\_\_ 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 6, 1994, by Joe Keller,  
 \_\_\_\_\_ president, and by \_\_\_\_\_  
 \_\_\_\_\_ secretary of J.K. Development Co.

a n Oregon \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon  
 My commission expires:

[Signature]  
 (SEAL)

STATE OF OREGON,

ss.

County of Klamath  
 I certify that the within instrument was received for record on the 6th day of May, 19 94, at 3:37 o'clock P. M., and recorded in book M94 on page 14457 or as file/reel number 80627.  
 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

Recording Officer  
 By Bonnette Mueller Deputy

Fees: \$30.00