

83906

07-07-94 11:26 RCVD

BARGAIN AND SALE DEED

COPYRIGHT 1993 STEVEN-MESS LAM PUBLISHING CO., PORTLAND, OR 97204

Vol. M94 Page 21029

KNOW ALL MEN BY THESE PRESENTS, That JOE L. KELLER, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ROSIE ANN KELLER, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JOE KELLER CONSTRUCTION, INC., an Oregon corporation hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 2 in Block 27 of Tract 1194, TENTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This Bargain and Sale Deed is being recorded to correct that Personal Representative's Deed and Warranty Deed both recorded on July 5, 1994 in Volume M94, page 20778 and Volume M94, page 20777 respectively.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantor's heirs, successors and assigns forever. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 24,000.00.

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.

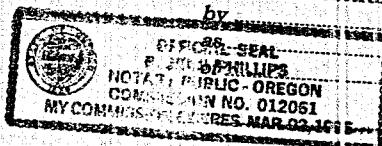
In Witness Whereof, the grantor has executed this instrument this 6th day of July, 1994; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 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 30.930.

JOE L. KELLER, individually and as Personal Representative of the Estate of Rosie Ann Keller

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on July 7, 1994 by JOE L. KELLER individually and as Per. Rep. of Rosie Ann Keller. This instrument was acknowledged before me on July 7, 1994 by JOE L. KELLER.



B. J. Phillips
Notary Public for Oregon
My commission expires 3-2-96

JOE L. KELLER
6412 HARLAN DRIVE
KLAMATH FALLS OR 97603

Grantor's Name and Address
JOE KELLER CONSTRUCTION, INC.
6412 HARLAN DRIVE
KLAMATH FALLS OR 97603

Grantee's Name and Address
JOE KELLER CONSTRUCTION, INC.
6412 HARLAN DRIVE
KLAMATH FALLS OR 97603

After recording return to (Name, Address, Zip):
JOE KELLER CONSTRUCTION, INC.
6412 HARLAN DRIVE
KLAMATH FALLS OR 97603

Until requested otherwise send all tax statements to (Name, Address, Zip):
NO CHANGE

SPACE RESERVED
FOR
RECORDERS USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 7th day of July, 1994, at 11:26 o'clock A.M., and recorded in book/reel/volume No. M94 on page 21029 or as fee/file/instrument/microfilm/reception No. 83906, Record of Deeds of said County. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE
B. J. Phillips, Deputy

Fee \$30.00