

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That
BY JERRY BEECHER

MARY ELLEN BAIR
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 TODD D. KEPPLER
 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:

The East 6 feet of Lot 9, all of Lots 6, 7 and 8, and the West 13 feet of Lot 5, Block 39, FIRST ADDITION TO MIDLAND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH that portion of vacated Main Street, vacated by instrument recorded in Volume N81, page 2111, Microfilm Records of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY
not allow use of the property described in this deed

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 to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930."

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 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 the date of this deed

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 65,000.00

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 22 day of July, 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.

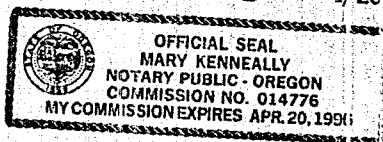
STATE OF OREGON,
County of Klamath
July 22, 19 94 ss.

Personally appeared the above named MARY ELLEN BAIR

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

Before me:

Notary Public for Oregon
My commission expires 4/20/96



STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____
_____, 19____, by _____,
_____, president, and by _____,
_____, secretary of _____.

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires:

(SEAL)

~~MARY ELLEN BATH~~

TODD D. KEPPLER
104 SUNRISE STREET
MIDLAND, OR 97634

GRANTEE'S NAME AND ADDRESS

Address according to return to:
TODD D. KEPPLER
404 SUNRISE STREET
MIDLAND, OR 97634

NAME, ADDRESS, ZIP

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

TODD D. KEPPLER
404 SUNRISE STREET
MIDLAND, OR 97634

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR
RECORDED'S USE

STATE OF OREGON,
County of Klamath SS.
I certify that the within instrument was
received for record on the 27th
day of July, 19 94,
at 10:31 o'clock A.M., and recorded
in book M94 on page 22943 or as
file/reel number 84896,
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Dorinda M. Mulendore Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY