

87370

09-02-14 13:57 RCV

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That J.K. DEVELOPMENT CO., an Oregon Corporation

hereinafter 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 grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 1 in Block 21 of TRACT NO. 107, NINTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of 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 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 his transfer, stated in terms of dollars, is \$22,000.00

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

In construing this deed, where the context requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 30th day of August, 1994; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

J.K. Development Co.,

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.

By-

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on , 19 ,

by This instrument was acknowledged before me on August 30, 1994,

by JOE KELLER

as PRESIDENT

of J.K. DEVELOPMENT CO., an Oregon corporation



My commission expires 11/13/95 Notary Public for Oregon

J.K. DEVELOPMENT CO.

6412 HARLAN DRIVE

KLAMATH FALLS OR 97603

Grantor's Name and Address

KELLER CONSTRUCTION INC

6412 HARLAN DRIVE

KLAMATH FALLS OR 97603

Grantee's Name and Address

After recording return to (Name, Address, Zip):

KELLER CONSTRUCTION INC

6412 HARLAN DRIVE

KLAMATH FALLS OR 97603

Until requested otherwise send all tax statements to (Name, Address, Zip):

KELLER CONSTRUCTION INC

6412 HARLAN DRIVE

KLAMATH FALLS OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 2nd day of Sept., 1994, at 3:57 o'clock P.M., and recorded in book/reel/volume No. M94 on page 27693 and/or as fee/file/instrument/microfilm/reception No. 87370, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

By Deanne M. Nulms, Deputy.

Fee \$30.00