

# WARRANT DEED

KNOW ALL MEN BY THESE PRESENTS, That \_\_\_\_\_  
STEPHEN J. KELLER and R. SUE KELLER, husband and wife  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_  
BEN MENOLD and PAULA MENOLD, husband and wife \_\_\_\_\_, 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 5 in Block 1 of Tract No. 1152, NORTH HILLS, 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 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, 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 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 \$ 115,000.00

*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 29th day of November, 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 ) s.s.  
November 29, 1994

Personally appeared the above named \_\_\_\_\_  
**STEPHEN J. KELLER**  
 \_\_\_\_\_  
 R. **SUE KELLER**

\_\_\_\_\_ and acknowledged the foregoing instrument  
to be \_\_\_\_\_ their \_\_\_\_\_ voluntary act and deed.

Before me: Christina L. G. L.  
Notary Public for Oregon  
My commission expires: 11/16/95



~~STEPHEN J. KELLER and R. SUE KELLER~~  
~~7205 HIDDEN VALLEY ROAD~~  
~~KLAMATH FALLS, OR 97603~~

GRANTOR'S NAME AND ADDRESS  
BEN MENOLD and PAULA MENOLD  
12510 SUMNER DR.  
SARATOGA, CA 95070

DONOR'S NAME AND ADDRESS	
NAME	BEN MENOLD and PAULA MENOLD
ADDRESS	12510 SUMNER DR.
CITY	SAN JOSE, CA 95070

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Use a change: requested all his status card shall be sent to the following address.

**BEN MENOLD and PAULA MENOLD**  
**12510 SUMNER DR.**  
**SARATOGA, CA 95070**

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STEPHEN J. KELLER  
Sue Keller  
R. SUE KELLER

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)

STATE OF OREGON,  
County of Klamath ss.

I certify that the within instrument was received for record on the 1st day of Dec, 19 94, at 1:46 o'clock P M., and recorded in book M94 on page 36680 or as file/reel number 91891,  
Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Pauline Mueller Deputy

Feb \$30.00

**MOUNTAIN TITLE COMPANY**