

94597

02-08-95P03:02 RCVD

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That J.K. DEVELOPMENT CO., an Oregon Corporation and STEPHEN J. KELLER, hereinafter called grantor, AND R. SUE KELLER, husband and wife, 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 1 in Block 1 of TRACT 1116- SUNSET EAST, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

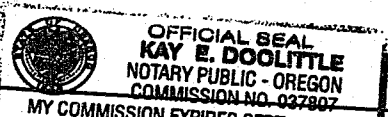
(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ to correct vesting
part of the consideration (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 8th day of February, 1995, 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 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.

By- Joe Keller
J.K. Development Co.

Stephen J. Keller
Stephen J. Keller

STATE OF OREGON, County of Klamath
This instrument was acknowledged before me on February 8, 1995, by Stephen J. Keller
This instrument was acknowledged before me on February 8, 1995, by ~~XXXXXX~~ Stephen J. Keller, Vice President as ~~President~~ Vice President of J.K. Development Co., an Oregon Corporation



Kay E. Doolittle
My commission expires 9-13-98
Notary Public for Oregon

MY COMMISSION EXPIRES SEPT. 13, 1998
JK Development & Stephen J. Keller
6412 Harlan Dr., KFO 97603
Grantor's Name and Address
Stephen J. Keller and R. Sue Keller
7205 Hidden Valley Rd., KFO 97603
Grantee's Name and Address
After recording return to (Name, Address, Zip):
~~Stephen J. Keller~~
KLAMATH FIRST FEDERAL S&L ASSN
540 Main Street
Klamath Falls, OR 97601
Until requested otherwise send all tax statements to (Name, Address, Zip):
Stephen & Sue Keller
7205 Hidden Valley Rd.
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 8th day of Feb, 1995, at 2:02 o'clock P.M., and recorded in book/reel/volume No. M95 on page 2820 or as fee/title/instrument/microfilm/reception No. 94597, Record of Deeds of said County.
Witness my hand and seal of County affixed.
Bernetha G. Letsch, County Clerk
NAME TITLE
By Pauline Mullendore Deputy