

97377

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That
KELLER CONSTRUCTION, INC., an Oregon corporation
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
STEPHEN R. HIXON and VIRGINIA F. HIXON, 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 1 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.

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 \$ 180,000.00.
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 31st day of March, 19 95; 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 _____, ss.
_____, 19 ____.

KELLER CONSTRUCTION, INC., an Oregon corporation
by: Joe Keller, President

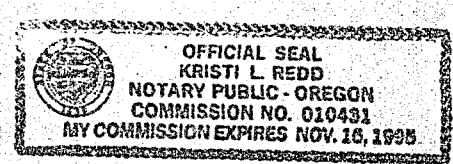
Personally appeared the above named _____

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

Before me:

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of Klamath) ss.
The foregoing instrument was acknowledged before me this
March 31, 19 95, by JOE KELLER,
president, and by _____,
secretary of



KELLER CONSTRUCTION, INC.
a n Oregon corporation, on behalf of the corporation.
Notary Public for Oregon Kristi L. Redd
My commission expires: 11/10/95 (SEAL)

KELLER CONSTRUCTION, INC.	
6412 HARLAN DR	
KLAMATH FALLS OR 97603	
GRANTOR'S NAME AND ADDRESS	
STEPHEN R. HIXON & VIRGINIA F. HIXON	
4229 EL CERRITO WAY	
KLAMATH FALLS OR 97603	
GRANTEE'S NAME AND ADDRESS	
STEPHEN R. HIXON & VIRGINIA F. HIXON	
4229 EL CERRITO WAY	
KLAMATH FALLS OR 97603	
NAME, ADDRESS, ZIP	
Until a change is requested all tax encumbrances shall be sent to the following address:	
STEPHEN R. HIXON & VIRGINIA F. HIXON	
4229 EL CERRITO WAY	
KLAMATH FALLS OR 97603	
NAME, ADDRESS, ZIP	

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was received for record on the 31st day of March, 19 95, at 3:35 o'clock P M., and recorded in book M95 on page 7777 or as file/reel number 97377, Record of Deeds of said county.
Witness my hand and seal of County affixed.
Bernetha G. Letsch, County Clerk
Recording Officer
Deputy

Fee \$30.00