

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That  
RANDALL Z. RAMEY and GALE RAMEY, as tenants by the entirety  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_  
STEPHEN J. KELLER and R. SUE KELLER, as tenants by the entirety \_\_\_\_\_, 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 4 in Block 14, THE MEADOWS, Tract 1026, 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."*

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

record and those apparent upon the land, if any, as the date of this deed except those of 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 of the above premises is the sum of \$100.00.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 70,000.00

*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 6th day of June, 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 Klamath ) ss.  
June 6, , 19 95

Personally appeared the above named  
**RANDALL Z. RAMEY**  
**GALE RAMEY**

\_\_\_\_\_ and acknowledged the foregoing instrument  
to be their 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)

RANDALL Z. RAMEY and GALE RAMEY  
6319 HARLAND DRIVE  
KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS

STEPHEN J. KELLER and R. SUE KELLER  
4326 MEADOWS DRIVE  
KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to

STEPHEN J. KELLER and R. SUE KELLER  
4326 MEADOWS DRIVE  
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

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

**STEPHEN J. KELLER and R. SUE KELLER**  
**4326 MEADOWS DRIVE**  
**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 7th  
day of June, 19 95,  
at 10:06 o'clock A M., and recorded  
in book M95 on page 14978 or as  
file/reel number 1176.  
Record of Deeds of said county.

Witness my hand and seal of County  
affixed.

Bernetha G. Letsch, Co Clerk

FEE: \$30.00 By Lyndie Venter Recording Officer  
Denary