

## 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 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 22 in Block 19 of Tract 1127, NINTH 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."

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 \$ 18,000.00.

~~Wherein the said consideration is stated in terms of dollars, is \$ 18,000.00. The grantor hereby warrants and forever defends 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.~~

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 5th day of June, 1995; 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 \_\_\_\_.

Joe L. Keller  
J.K. DEVELOPMENT CO., BY: JOE L. 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 June 5, 19 95, by Joe L. Keller,

\_\_\_\_\_, president, and by \_\_\_\_\_, secretary of \_\_\_\_\_

J.K. Development Co. an Oregon \_\_\_\_\_ corporation on behalf of the corporation.

Notary Public for Oregon Mary Kenneally  
My commission expires: \_\_\_\_\_ (SEAL)

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 returns to:  
Keller Construction, Inc.  
6412 Harlan Drive  
Klamath Falls, OR 97603  
NAME, ADDRESS, ZIP

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

Keller Construction, Inc.  
6412 Harlan 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 14987 or as file/reel number 1179, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, CO Clerk

Recording Officer

Deputy

FEE: \$30.00