

WARRANTY DEED

35489

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 RANDALL Z. RAMEY and GALE RAMEY, 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 22 in Block 19 of Tract 1197, 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 \$ 142,000.00

~~Any and all conditions, covenants, restrictions, and provisions on this instrument are hereby acknowledged and waived by the grantor and grantee.~~

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, 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.

BY: Joe L. Keller, President
KELLER CONSTRUCTION, INC.

Personally appeared the above named _____
KELLER CONSTRUCTION, INC.

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

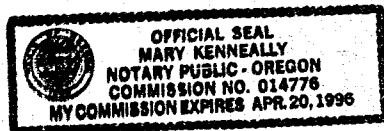
Before me:

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of Klamath) ss.

The foregoing instrument was acknowledged before me this June, 19 95, by Joe L. Keller, president, and by _____ secretary of Keller Construction, Inc.

a n Oregon _____ incorporation on behalf of the Corporation.
Notary Public for Oregon Mary Kenneally (SEAL)
My commission expires:



KELLER CONSTRUCTION, INC.
6412 HARLAN DRIVE
KLAMATH FALLS, OR 97603
GRANTOR'S NAME AND ADDRESS

RANDALL Z. RAMEY and GALE RAMEY
6319 HARLAN DRIVE
KLAMATH FALLS, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
RANDALL Z. RAMEY and GALE RAMEY
6319 HARLAN DRIVE
KLAMATH FALLS, OR 97603
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
RANDALL Z. RAMEY and GALE RAMEY
6319 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 14988 as file/reel number 1180.
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

MOUNTAIN TITLE COMPANY

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