

2601 MC35734MK

WARRANTY DEED

Vol. M95 Page 17821

STEPHEN J. KELLER and R. SUE KELLER, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to
THOMAS J. WOGINRICH, JR. and TAMIE L. WOGINRICH, husband and wife,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, 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.

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:

and the 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.

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.

The true and actual consideration for this conveyance is \$ 154,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 7012 GARDENA PLACE, KLAMATH FALLS, OR 97603

Dated this 7th day of July, 1995

Stephen J. Keller
STEPHEN J. KELLER

R. Sue Keller
R. SUE KELLER

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon

COUNTY OF Klamath

SS.

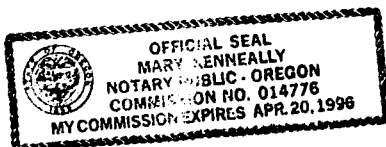
July 7 1995

Personally appeared the above named Stephen J. Keller & R. Sue Keller
and acknowledged the foregoing instrument to be their voluntary act.

Before me:

Mary Kenneally
Notary Public for

My commission expires 4/20/96



(seal)

Return to:

THOMAS J. WOGINRICH, JR.
7012 GARDENA PLACE
KLAMATH FALLS, OR 97603

STATE OF OREGON. ss.
County of Klamath

Filed for record at request of:

Mountain Title Co

on this 10th day of July A.D. 19 95
at 3:20 o'clock P M. and duly recorded
in Vol. M95 of Deeds Page 17824.

Bernetha G. Letsch County Clerk
By Annette Mueller

Deputy.

Fee, \$30.00