

10746

BARGAIN AND SALE DEED

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KNOW ALL MEN BY THESE PRESENTS, That

J. K. DEVELOPMENT CO., an Oregon corporation, hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
KELLER CONSTRUCTION, INC., an Oregon corporation,
hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the
tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County
of Klamath, State of Oregon, described as follows, to-wit:

Lot 14 in Block 21 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.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$24,000.00.

~~However, the actual consideration consists of or includes other property or value given or promised which is~~
the actual 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 14 day of December, 1995;
if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly author-
ized to do so by order of its board of directors.

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.

J. K. DEVELOPMENT CO., an Oregon corporation

by: *[Signature]*

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on _____, 19____,

by _____

This instrument was acknowledged before me on December _____, 1995.

by

JOE L. KELLER

as

PRESIDENT



[Signature: Kristi L. Redd]
Notary Public for Oregon
My commission expires 11/16/99

J. K. DEVELOPMENT CO.

6212 HARLAN DR

KLAMATH FALLS OR 97603

Grantor's Name and Address

KELLER CONSTRUCTION, INC.

6212 HARLAN DR

KLAMATH FALLS OR 97603

Grantee's Name and Address

After recording return to (Name, Address, Zip):

KELLER CONSTRUCTION, INC.

6212 HARLAN DR

KLAMATH FALLS OR 97603

Until requested otherwise send all tax statements to (Name, Address, Zip):

KELLER CONSTRUCTION, INC.

6212 HARLAN DR

KLAMATH FALLS OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instru-
ment was received for record on the
19th day of December, 1995,
at 11:30'clock A.M., and recorded
in book/reel/volume No. 195 on
page 34465 or as fee/file/instru-
ment/microfilm/reception No. 10746,
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Bernetha G. Letsch, Co. Clerk

NAME

TITLE

By *[Signature]* Deputy

Fee \$30.00

95 DEC 19 AM 1:30