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MTC 34466 KR

WARRANTY DEED

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KELLER CONSTRUCTION, INC., an Oregon corporation

Grantor(s) hereby grant, bargain, sell and convey

DENNIS C. ELVIN and BECKY E. ELVIN, 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 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.

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 \$ 162,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 6321 VERDA VISTA COURT, KLAMATH FALLS, OR 97603

Dated this 14th day of December, 1995

Keller Const
KELLER CONSTRUCTION, INC., an Oregon corporation
BY: Joe L. Keller PRESIDENT
JOE L. KELLER

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on December 14, 1995

by JOE L. KELLER

as PRESIDENT

of KELLER CONSTRUCTION, INC., an Oregon corporation

Kristi L. Redd
Notary Public of Oregon

My commission expires 11/16/99



Return to:

DENNIS C. ELVIN
6321 VERDA VISTA COURT
KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 19th day
of december A.D., 19 95 at 11:30 o'clock P M., and duly recorded in Vol. M95,
of Deeds on Page 34466.

Bernetha G. Letsch, County Clerk

FEE \$30.00

By Pauline Mullendore

55 DEC 19 AM 1:30