

17354

WARRANTY DEED

Vol. M96 Page 12566

MTC37871 KR

JOE L. KELLER,

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

STEPHEN J. KELLER and R. SUE KELLER, 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:

PLEASE SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

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 \$ 150,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: , 7205 HIDDEN VALLEY RD., KLAMATH FALLS, OR 97603

Dated this 1st day of May, 1996.

Joe L. Keller
JOE L. KELLER

~~THE ESTATE OF ROSIE A. KELLER, DECEASED~~

~~BY: _____ PERSONAL REPRESENTATIVE~~
~~JOE L. KELLER~~

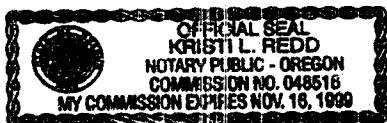
NOTARY ACKNOWLEDGEMENT

STATE OF OREGON SS. May 1 19 96
COUNTY OF KLAMATH

Personally appeared the above named _____

JOE L. KELLER

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Kristi L. Redd

Notary Public for Oregon

My commission expires 11/16/99

ESCROW NO. MT37871-KR

Return to:

STEPHEN J. KELLER
7205 HIDDEN VALLEY RD
KLAMATH FALLS OR 97603

96 MAY -2 AM 1:56

EXHIBIT "A"
LEGAL DESCRIPTION**PARCEL 1:**

Lot 2, Block 10, FOURTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

Lot 5, Block 10, FIFTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 2nd day
of May A.D., 19 96 at 11:56 o'clock A M., and duly recorded in Vol. M96,
of Deeds on Page 12566.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Cheryl Lussac