

WARRANTY DEED

MTC 38424 KA

J.K. DEVELOPMENT COMPANY, an Oregon Corporation,

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

GREGORY W. NELSON,

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 19 in Block 19 of 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 10.930.

The true and actual consideration for this conveyance is \$ 18,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1847 DAWN COURT, KLAMATH FALLS, OR 97603

Dated this 20th day of June, 1996

J.K. DEVELOPMENT COMPANY

BY: JOE L. KELLER PRESIDENT
JOE L. KELLER

STATE OF Oregon, County of Klamath ss.

This instrument was acknowledged before me on June 20, 1996

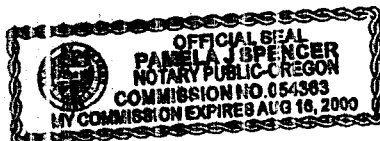
by JOE L. KELLER

as PRESIDENT

of J.K. DEVELOPMENT

Pamela J. Spencer
Notary Public of Oregon

My commission expires 8/16/2000



ESCROW NO. MT38424-KA

Return to:

GREGORY W. NELSON

1847 DAWN COURT

KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 1st day
of June A.D., 1996 at 11:45 o'clock A.M., and duly recorded in Vol. M96
of Deeds on Page 19501

FEE \$30.00

By Bernetha G. Letsch, County Clerk