

WARRANTY DEED Vol. M96 Page 21504

MTC37538-KR

KELLER CONSTRUCTION, INC., an Oregon Corporation,
Grantor(s) hereby grant, bargain, sell and convey to:

MARLY E. WORDEN,
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 12, Block 25 of TENTH ADDITION TO SUNSET VILLAGE, according to the
official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

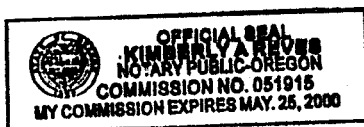
SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, 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 \$ 142,379.70.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4230 EL CERRITO WAY, KLAMATH FALLS, OR 97603

Dated this 18 day of July, 1996.



KELLER CONSTRUCTION, INC.

BY: Joe L. Keller

JOE L. KELLER

PRESIDENT

STATE OF OREGON, County of KLAMATH) ss.

This instrument was acknowledged before me on July 18, 1996

by JOE L. KELLER

as PRESIDENT

of KELLER CONSTRUCTION, INC.

Kimberly A. Brown
Notary Public for Oregon

My commission expires 5/25/2000

ESCROW NO. MT37538-KR

Return to:

MARLY E. WORDEN
4230 EL CERRITO WAY
KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 18th day
of July A.D., 19 96 at 3:13 o'clock P.M., and duly recorded in Vol. M96
of Deeds on Page 21504

Bernetha G Letsch, County Clerk

By [Signature]

FEE \$30.00

96 JUL 18 P3:13