

NA

25022

BARGAIN AND SALE DEED

MT 39420-KR

Vol. M96

Page 29054

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 21 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.

(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 whole part of the 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 20 day of August, 1996;
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: JOE L. KELLER, President

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on , 19 ,

by This instrument was acknowledged before me on August 20 , 1996 ,

by JOE L. KELLER

as PRESIDENT

of J.K. DEVELOPMENT CO., an Oregon corporation



OFFICIAL SEAL
KIMBERLY A. REEVES
NOTARY PUBLIC-OREGON
COMMISSION NO. 051915
MY COMMISSION EXPIRES MAY 25, 2000

Kimberly A. Reeves

Notary Public for Oregon

My commission expires 5/25/2000

J.K. DEVELOPMENT CO.
6412 HARLAN DRIVE
KLAMATH FALLS, OR 97603
Grantor's Name and Address

KELLER CONSTRUCTION, INC.
6412 HARLAN DRIVE
KLAMATH FALLS, OR 97603
Grantee's Name and Address

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

KELLER CONSTRUCTION, INC.
6412 HARLAN DRIVE
KLAMATH FALLS, OR 97603

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

KELLER CONSTRUCTION, INC.
6412 HARLAN DRIVE
KLAMATH FALLS, OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

Fee \$30.00

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
13th day of September, 1996,
at 3:51 o'clock P.M., and recorded
in book/reel/volume No. M96 on
page 29054 or as fee/file/instru-
ment/microfilm/reception No. 25022,
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Bernetha G Letsch, County Clerk

NAME

TITLE

By Deputy

96 SEP 13 P351