

25023

WARRANTY DEED

MT 39420-KR

Vol. Male Page 29055

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

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 \$. 156,000.00

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

Dated this 20 day of August, 1996.

KELLER CONSTRUCTION, INC.

BY: [Signature]

JOE L. KELLER

PRESIDENT

STATE OF Oregon, County of Klamath)) ss.

This instrument was acknowledged before me on August 20, 1996

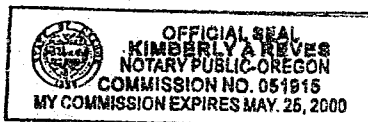
by JOE L. KELLER

as PRESIDENT

of KELLER CONSTRUCTION, INC., an Oregon Corporation

Notary Public of Oregon

My commission expires 5/25/2000



ESCROW NO. MT-KA

Return to:

GAYLORD Siner

6321 HARLAN

KLAMATH FALLS, OR 97603

STATE OF OREGON,
 County of Klamath ss.

Filed for record at request of:

AmeriTitle

on this 13th day of Sept A.D., 19 96
 at 3:51 o'clock PM and duly recorded
 in Vol. M96 of Deeds Page 29055.

Bernetha G Letsch, County Clerk

By [Signature]

Deputy.

Fee, \$30.00

96 SEP 13 P3:51