

## WARRANTY DEED

Vol. M96 Page 30833

WTC39161LW

WALTER L. MODEN and DONNA L. MODEN, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell and convey to:  
DENNIS H. KEITH, an unmarried man,  
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 2 in Block 1 of Tract 1263, QUAIL RIDGE SUBDIVISION, 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 \$ 20,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 7460 MARGERUM, SAN DIEGO, CA 92120

Dated this 27th day of September 19 96

Walter L. Moden  
WALTER L. MODEN

Donna L. Moden  
DONNA L. MODEN

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon  
COUNTY OF Klamath SS. September 27 19 96

Personally appeared the above named

Walter L. Moden & Donna L. Moden

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kristi L. Redd  
Notary Public for OREGON

My commission expires 11/16/99

(seal)

ESCROW NO. MT39161-LW

Return to:

DENNIS H. KEITH  
7460 MARGERUM  
SAN DIEGO, CA 92120

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 27th day  
of Sept. A.D. 19 96 at 3:56 o'clock PM., and duly recorded in Vol. M96  
of Deeds on Page 30833

FEE \$30.00

Bernetha G. Letsch  
By Hardman Ross County Clerk

96 SEP 27 P3:56