

MTC39481KA

WARRANTY DEED

JOE L. KELLER,

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

RICHARD H. KEHR, JR. and LINDA S. KEHR, 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 2 in Block 26 of TRACT 1194 - 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 \$ 24,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 7145, KLAMATH FALLS, OR 97602

Dated this 30 day of September, 1996

Joe L. Keller
JOE L. KELLER

NOTARY ACKNOWLEDGEMENT

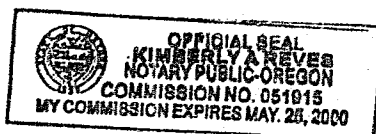
STATE OF OREGON

SS. September 30 19 96

COUNTY OF KLAMATH

Personally appeared the above named JOE L. KELLER

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Kimberly A. Reeves

Notary Public for Oregon

My commission expires 5/25/2000

(seal)

ESCROW NO. MT39481-KA

Return to:

RICHARD H. KEHR, JR.

P.O. BOX 7145

KLAMATH FALLS, OR 97602

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 3rd day of October A.D., 19 96 at 11:46 o'clock A. M., and duly recorded in Vol. M96 of Deeds on Page 31433.

FEE \$30.00

Bernetha G. Letsch County Clerk

By Kathleen