

35894

WARRANTY DEED
MTC 41098-MSVol. M97 Page 10891

JOHN P. ZEMAN and PHILLIP BRIAN ZEMAN, with the rights of survivorship,
Grantor(s) hereby grant, bargain, sell and convey to:
JOHN A. KEPPINGER and RONDA L. KEPPINGER, 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 8 IN BLOCK 1 OF TRACT NO. 1009, YONNA WOODS, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON

TOGETHER WITH A 1973 CONCORD MOBILE HOME, PLATE #X87686.

TAX ACCOUNT NO.: 3711-031B0-02300-000

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 \$ 105,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 93902 KNOX LANE, GOLD BEACH, OR 97444

Dated this 11th day of April, 1997.

John P. Zeman
JOHN P. ZEMAN

Phillip Brian Zeman
PHILLIP BRIAN ZEMAN

STATE OF Oregon

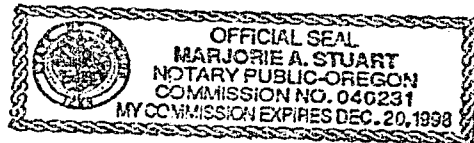
SS. April 11

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COUNTY OF Klamath

Personally appeared the above named John P. Zeman and Phillip Brian
Zeman

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Marjorie A. Stuart
Notary Public for Oregon
My commission expires 12-20-98

ESCROW NO. MT41098-MS

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Return to:

JOHN A. KEPPINGER
93902 KNOX LANE
GOLD BEACH, OR 97444

Amerititle

on this 11th day of April A.D., 1997
at 3:46 o'clock P. M. and duly recorded
in Vol M97 of Deeds Page 10891

Bernetha G. Letsch, County Clerk

Fee, \$30.00

By Kathleen Roes

Deputy: