

44138

MTC 42381-KR
WARRANTY DEED

Vol. M97 Page 27923

KELLER CONSTRUCTION, INC., an Oregon Corporation,
Grantor(s) hereby grant, bargain, sell and convey to:
R. CHARLES HALVORSEN and GWEN K. HALVORSEN, as tenants by the entirety,
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 5 in Block 25 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 \$ 178,450.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address:

Dated this 22nd day of August, 1997.

KELLER CONSTRUCTION, INC.

X BY: Stephen J. Keller VICE - PRESIDENT
~~XXXXXXXXXXXX~~ STEPHEN J. KELLER

STATE OF OREGON, County of KLAMATH) ss.

This instrument was acknowledged before me on August 22, 1997

by STEPHEN J. KELLER

as VICE PRESIDENT

of KELLER CONSTRUCTION, INC.

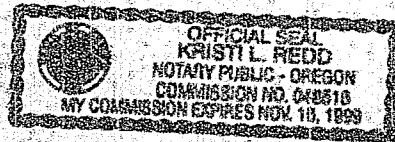
Notary Public of Oregon

My commission expires 11/16/99

ESCROW NO. MT42381-KR

Return to:

R. CHARLES HALVORSEN



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 26th day
of August A.D., 1997 at 11:39 o'clock A. M. and duly recorded in Vol. M97
of Deeds on Page 27923

FEE \$30.00

By Bernetha G. Letsch, County Clerk