

47080

MTC 42735-MS
WARRANTY DEEDVol. 1797 Page 34075

KELLER CONSTRUCTION, INC., AN OREGON CORPORATION,
Grantor(s) hereby grant, bargain, sell and convey to:
JAMES D. OSTRANDER and LILLIAN I. OSTRANDER, 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 9 IN BLOCK 21 OF TRACT 1127, NINTE 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 \$ 198,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4318 LA HABRA WAY, KIAMATH FALLS, OR 97603

Dated this 16th day of October, 19 97

KELLER CONSTRUCTION, INC.

BY: Stephen J. Keller

STEPHEN J. KELLER

STATE OF Oregon, County of Klamath) ss.

This instrument was acknowledged before me on October 16, 19 97

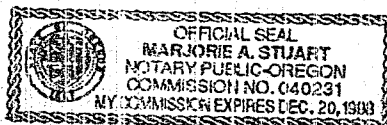
by Stephen J. Keller

as President

of Keller Construction, Inc.

Notary Public of Oregon

My commission expires 12-20-93



ESCROW NO. MT42735-MS

Return to:

JAMES D. OSTRANDER

4318 LA HABRA WAY

KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Americititle the 16th day
of October A.D., 19 97 at 3:31 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 34975

FEE \$30.00

By Bernetha G. Litch, County Clerk