

52756

16 FEB -9 11:00

Vol. M99 Page 3777

J.K. DEVELOPMENT, CO.

Grantor's Name and Address  
KELLER CONSTRUCTION, INC.

Grantee's Name and Address

After recording, return to (Name, Address, Zip):  
KELLER CONSTRUCTION, INC.6412 HARLAN  
KLAMATH FALLS, OR 97603Land requested otherwise, record all tax statements to (Name, Address, Zip):  
SAMESPACE RESERVED  
FOR  
RECORDED'S USE

Fee: \$30.00

BARGAIN AND SALE DEED

STATE OF OREGON,  
County of Klamath ss.

I certify that the within instrument was received for record on the 6th day of February, 1998, at 11:06 o'clock A.M., and recorded in book/reel/volume No. M98 on page 3777 and/or as fee/file/instrument/microfilm/reception No. 52756-Deed Records of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk  
NAME \_\_\_\_\_ TITLE \_\_\_\_\_By *Kathleen Letsch*, Deputy.

KNOW ALL BY THESE PRESENTS that J.K. DEVELOPMENT CO., AN OREGON CORPORATION

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto KELLER CONSTRUCTIONS, INC., AN OREGON CORPORATION, hereinafter called grantees, and unto grantees' heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

Lot 8 in Block 22 of TRACT 1127 of NINTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantees and grantees' heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$24,000. However, the actual consideration consists of or includes other property or value given or promised which is  part of the  the whole (indicate which) consideration. (The sentence between the symbols , if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this day of February, 1998; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 FEES/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.

STEPHEN J. KELLER  
STATE OF OREGON, County of KLAMATH ss.

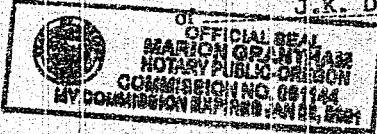
This instrument was acknowledged before me on

by STEPHEN J. KELLER This instrument was acknowledged before me on February 5, 1998,

by STEPHEN J. KELLER

as AUTHORIZED AGENT

as J. K. DEVELOPMENT CO.

Notary Public for Oregon  
My commission expires
*Marion Jonathan*  
1/22/01