

53757

MT43609-KA
WARRANTY DEED Vol. 777 Page 3778

KELLER CONSTRUCTION, INC., an Oregon Corporation,
 Grantor(s) hereby grant, bargain, sell, warrant and convey to:
GARY L. FANNING, JR. and NATALIE E. FANNING, 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 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.

106 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.

98 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 FEW 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: 4317 LA HABRA, KLAMATH FALLS, OR 97603

Dated this 5 day of February, 1998

KELLER CONSTRUCTION, INC.

BY: Stephen J. Keller PRESIDENT
 STEPHEN J. KELLER

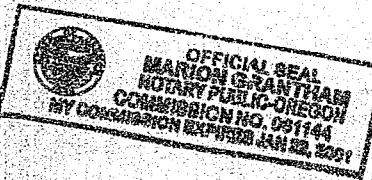
STATE OF Oregon, County of Klamath) ss.
 This instrument was acknowledged before me on February 5, 1998
 by STEPHEN J. KELLER
 as PRESIDENT
 of KELLER CONSTRUCTION INC.

Notary Public of Oregon

My commission expires 1/22/01

ESCROW NO. MT43609-KA

Return to:
GARY L. FANNING, JR.
 4317 LA HABRA
 KLAMATH FALLS, OR 97603



STATE OF OREGON, ss
 County of Klamath

Filed for record at request of:

Amerititle

on this 6th day of February A.D. 1998
 at 11:06 o'clock A.M. and duly recorded
 in Vol. M93 of Deeds Page 3778

Bernetha G. Letsch, County Clerk

Fee, \$30.00

Deputy