

52757

MTC 43609-KA
WARRANTY DEED

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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.

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: 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,
County of Klamath ss.

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. 1191 of Deeds Page 3778

Bernetha G. Letsch, County Clerk

By Kathleen Rose

Fee, \$30.00

Deputy