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MTC 43319-MG

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|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|-----------------------|
| <b>RETURN TO:</b><br>Keller Construction, Inc.<br>6412 Harlan Drive<br>Klamath Falls OR 97603 | <b>TAX STATEMENT TO:</b><br>Keller Construction, Inc.<br>6412 Harlan Drive<br>Klamath Falls OR 97603 | <b>CLERK'S STAMP:</b> |
|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|-----------------------|

## -WARRANTY DEED-

Dennis D. Josephson and Judy C. Josephson, husband and wife, Grantors, convey and warrant to Keller Construction, Inc., an Oregon corporation, Grantee, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

Lot 5 in Block 3 of Nob Hill Subdivision, Tract 1145, a resubdivision of portions of Nob Hill, Irvington Heights, Mountain View Addition, and Eldorado Heights, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO AND EXCEPTING: Encumbrances existing or created prior to December 30, 1996.

The true and actual consideration for this transfer is \$12,000.

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.

DATED this 17 day of December, 1997.

Dennis D. Josephson  
Dennis D. Josephson

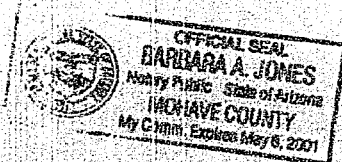
Judy C. Josephson  
Judy C. Josephson

STATE OF ARIZONA )  
County of Mohave ) ss.

December 17, 1997.

Personally appeared the above-named Dennis D. Josephson and Judy C. Josephson and acknowledged the foregoing instrument to be their voluntary act. Before me:

Barbara A. Jones  
Notary Public for Arizona  
My Commission expires: May 8, 2001



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 12th day of February A.D., 19 98 at 11:26 o'clock A. M. and duly recorded in Vol. M98 of Deeds on Page 4589

FEES \$30.00

By Bernetha G. Letsch County Clerk