

55288

MTC 44189-KR
WARRANTY DEEDVol. M98 Page 9724

STEVE RAJNUS,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JOHN A. KEPPINGER and RONDA L. KEPPINGER, 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:

Parcel 1 of Land Partition 22-94 being a portion of Parcel 1 of "Minor
Land Partition No. 79-134" situated in Government Lots 2 and 3 of Section
7, Township 38 South, Range 11 East of the Willamette Meridian, Klamath
County, Oregon.

98 MAR 26 AM 11:47

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 \$ 18,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 26767 YONNA WOOD RD, BONANZA, OR 97623

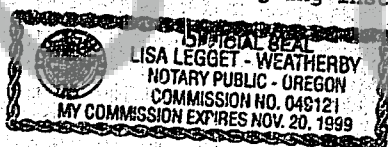
Dated this 25 day of MARCH, 1998.

Steve Rajnus
STEVE RAJNUS

STATE OF OREGONCOUNTY OF KLAMATHSS. MARCH 2519 98

Personally appeared the above named STEVE RAJNUS

and acknowledged the foregoing instrument to be A voluntary act.



(seal)

Before me:

Lisa Legget-Weatherby
Notary Public for OREGON

My commission expires 11/20/99

ESCROW NO. MT44189-KR

Return to:

JOHN A. KEPPINGER
26767 YONNA WOOD RD
BONANZA, OR 97623

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Amerititle

on this 26th day of March A.D., 1998
at 11:47 o'clock AM and duly recorded
in Vol. M98 of Deeds Page 9724

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee. \$30.00

Deputy.