

66837

MTC 45720-KR
WARRANTY DEED

'98 SEP 28 AIO:52

Vol. m98 Page 35143

STEPHEN J. KELLER and REBECCA A. HOPPE, as tenants in common,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JAMES E. TODDY and VALINE E. TODDY, 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 25 of TRACT 1194, TENTH 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 \$ 29,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 3833 LA MARADA WAY, KLAMATH FALLS, OR 97603

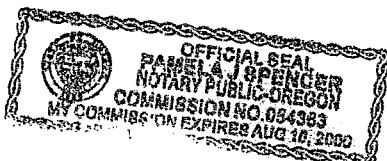
Dated this 24th day of Sept, 1998

Stephen J. Keller
STEPHEN J. KELLER

Rebecca A. Hoppe
REBECCA A. HOPPE

STATE OF OREGON SS. 9/24 19 98
COUNTY OF Klamath
Personally appeared the above named Rebecca A Hoppe

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Pamela J. Spencer
Notary Public for OREGON
My commission expires 8/16/2000

ESCROW NO. MT45720-KR

Return to:

JAMES E. TODDY
3833 LA MARADA WAY
KLAMATH FALLS, OR 97603

35144

FORM No. 23—ACKNOWLEDGMENT.
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STATE OF OREGON,

County of KLAMATH

ss.

BE IT REMEMBERED, That on this 25th day of September, 1998, before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within named STEPHEN J. KELLER

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Kristi L. Redd
Notary Public for Oregon
My commission expires 11/16/99

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 28th day of September A.D., 19 98 at 10:52 o'clock A M., and duly recorded in Vol. M98 of Deeds on Page 35143

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Rose

