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MAR 31 P3:36

MTC 47540-MS
BARGAIN AND SALE DEEDVol M99 Page 11537

KNOW ALL MEN BY THESE PRESENTS, that the STEPHEN J. KELLER and REBECCA A. HOPPE, Grantor, for the consideration herein stated, does hereby grant, bargain, sell and convey unto KELLER CONSTRUCTION, INC., an Oregon Corporation, herein called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows: to wit:

LOT 4 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

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING, ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEED TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LANSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.93C.

To have and to hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, \$26,000.00

However, the actual consideration consists of or includes other property of value given or promised is the whole/part of the consideration.

In construing this deed and where the context so requires, the singular includes the plural and grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 31st day of March, 1999; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

Stephen J. Keller
STEPHEN J. KELLER

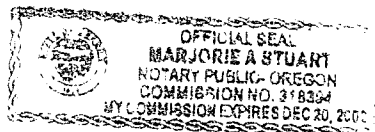
Rebecca A. Hoppe
REBECCA A. HOPPE

STATE OF OREGON, County of KLAMATH: ss.

acknowledged before me on March 31, 1999, by Stephen J. Keller and Rebecca A. Hoppe, and acknowledged this to be their voluntary act and deed.

Marjorie A. Stuart
Notary Public of Oregon

My commission expires 12-20-02



AFTER RECORDING RETURN TO:

KELLER CONSTRUCTION, INC.
6412 HARLAN DRIVE
KLAMATH FALLS, OR 97603

STATE OF OREGON - COUNTY OF KLAMATH: ss.

Filed for record at request of

AMERITITLE

on MARCH

at 3:36

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by

Kathleen

Ross

County Clerk

FE 30.00