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99 MAR 31 P3:36

MTC 47540-MS
WARRANTY DEEDVol. M99 Page 11538

KELLER CONSTRUCTION, INC., an Oregon Corporation,
Grantor(s) hereby grant, bargain, sell, warrant and convey to
STEPHEN J. KELLER and R. SUE KELLER, husband and wife,
Grantee(s) and grantees heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein,
and County of KLAMATH and State of Oregon, 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

SUBJECT TO all those items of record and those apparent upon the land at
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
whosoever, except those claiming under the above described encumbrances.

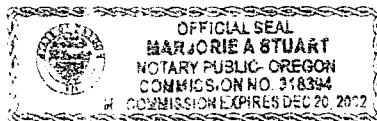
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT
IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING
ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING TITLE TO THE PROPERTY
SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO DETERMINE
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 \$ 185,000.00

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 7205 Hidden Valley Road, Klamath Falls, OR 97603

Dated this 31st day of March, 1999

KELLER CONSTRUCTION, INC.

BY: Rebecca A. HoppeSTATE OF Oregon, County of KlamathThis instrument was acknowledged before me on March 31, 1999by Rebecca A. Hoppeas Secretaryof Keller Construction, Inc.Marjorie A. StuartNotary Public of OregonMy commission expires 12-20-02

ESCROW NO. MT47540 MS

Return to:

STEPHEN J. KELLER
7205 Hidden Valley road
Klamath Falls, OR 97603

STATE OF OREGON, COUNTY OF KLAMATH:

Filed for record at request of AMERITITLEof MARCH, A.D. 1999 at 3:36of DEEDS

the 31st

P.M. and duly recorded in Vol. M99on Page 11538

FEE 30.00

Linda Smith, County Clerk

by Rebecca A. Hoppe