



THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

Charles A Connell

4417 La Habra

KLAMATH FALLS, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:

Charles A Connell

4417 La Habra

KLAMATH FALLS, OR 97603

Escrow No. K53873B

Title No. K53873B

STATUTORY WARRANTY DEED

KELLER CONSTRUCTION, INC., AN ESTATE IN FEE SIMPLE, Grantor, conveys and warrants to
Charles A. Connell and Joann T. Connell, Husband and Wife, Grantee, the following described real
property free of liens and encumbrances, except as specifically set forth herein:

Lot 7, Block 22, NINTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on
file in the office of the County Clerk of Klamath
County, Oregon.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record,
rights of way, and easements of record and those apparent upon the land, contracts and/or liens for
irrigation and/or drainage.

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 consideration for this conveyance is \$218,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 27 day of April, 1999.

KELLER CONSTRUCTION, INC.

BY: Steven J. Keller
Steven J. Keller, President

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this ____ day of _____,
by _____

Notary Public for Oregon

My commission expires: _____

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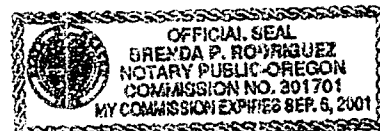
FORM No. 24--ACKNOWLEDGMENT--CORPORATION.

STEVENSON PUBLISHING CO., PORTLAND, ORE.

STATE OF OREGON,

County of Hamilton ss. On this 27th day of April, 1999,
 before me appeared Steven J. Keller and
~~both to me~~ to me personally known, who being
 duly sworn, did say that he, the said Steven J. Keller
 is the President, and he, the said Secretary
 of Keller Construction, Inc.
 the within named Corporation, and that the seal affixed to said instrument is the corporate seal of said Corporation, and that the said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and N/A and N/A
 acknowledge said instrument to be the free act and deed of said Corporation.

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



Greysda P. Rodriguez
 Notary Public for Oregon
 My Commission expires 9-6-01

STATE OF OREGON - COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 28th day
 of April A.D., 1999 at 3:11 o'clock P. M., and duly recorded in Vol. M99
 of Deeds on Page 15919

FFB \$35.00

Linda Smith, County Clerk
 by Linda Smith