

200 JAN 26 PM 3:43



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WARRANTY DEED

Escrow NO.: 01050773
AFTER RECORDING RETURN TO:
Mr. and Mrs. Keppinger

1845 Lawrence
Klamath Falls OR 97601

State of Oregon, County of Klamath
Recorded 1/26/00, at 3:43 p.m.
In Vol. M00 Page 2715
Linda Smith,
County Clerk Fee \$ 21.00

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

Bruce A. Kielsmeier and Avis P. Kielsmeier, hereinafter called
GRANTOR(S), convey(s) to John A. Keppinger and Ronda L.
Keppinger, husband and wife, hereinafter called GRANTEE(S), all
that real property situated in the County of Klamath, State of
Oregon, described as:

Lots 21 and 22, Block 9, HILLSIDE ADDITION TO THE CITY OF
KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-29AA TAX LOT 3300

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$107,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 26th day of January 2000.

Bruce A. Kielsmeier
BRUCE A. KIELSMEIER

Avis P. Kielsmeier
AVIS P. KIELSMEIER

STATE OF OREGON, County of Klamath)ss.

On January 26, 2000, personally appeared Bruce A. Kielsmeier
and Avis P. Kielsmeier who acknowledged the foregoing
instrument to be their voluntary act and deed.

Trisha L. Powell
Notary Public for OREGON
My Commission Expires: 10-4-2002

