

01 JUN 15 PM3:20

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STATE OF OREGON,REBECCA ANN HOPPE  
9769 Greenbriar Dr.  
Klamath Falls, OR 97603

Grantor's Name and Address

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

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

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

Until requested otherwise, send all tax statements to (Name, Address, Zip):

STEPHEN J. KELLER  
7205 Hidden Valley Rd.  
Klamath Falls, OR 97603SPACE RESERVED  
FOR  
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 06/15/01, at 3:20p.m.In Vol. M01 Page 28762

Linda Smith,

County Clerk Fee \$ 21<sup>00</sup>

puty.

MTC 84240-KR

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that REBECCA ANN HOPPE

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by

STEPHEN J. KELLERhereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lots 2 and 14 of TRACT 1341, ELEVENTH ADDITION TO SUNSET VILLAGE - PHASE 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):  
~~those of record and those apparent upon the land as of the date of this deed, if any~~and that grantor will warrant and forever defend the 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. simultaneousThe true and actual consideration paid for this transfer, stated in terms of dollars, is \$ / exchange ~~However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration.~~ (The sentence between the symbols ☐, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this on June 15, 2001; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

REBECCA ANN HOPPE

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on June 15, 2001,  
by REBECCA ANN HOPPE

This instrument was acknowledged before me on \_\_\_\_\_,

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Notary Public for Oregon

My commission expires 11/16/2003