

NN

Vol M02 Page 48883



STEPHEN J. KELLER & REBECCA A. HOPPE
6412 HARLAN DRIVE
KLAMATH FALLS OR 97603

STATE OF OREGON, 1 cc

Grantor's Name and Address

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

Grantee's Name and Address

After recording, return to (Name, Address, Zip):
JOE KELLER CONSTRUCTION, INC.
6412 HARLAN DRIVE
KLAMATH FALLS OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):
JOE KELLER CONSTRUCTION, INC.
6412 HARLAN DRIVE
KLAMATH FALLS OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 08/28/2002 3:11 P. m.

Vol M02, Pg 48883-84

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

eputy.

02 AUG 28 PM 3:11

mtc 51731-ke

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that STEPHEN J. KELLER & REBECCA A. HOPPE

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JOE KELLER CONSTRUCTION, INC., an Oregon corporation, hereinafter 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 any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Parcel 2 of Land Partition 30-96, said land Partition being situated in the SW1/4 of the SE1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. TOGETHER WITH an easement for access and public utilities over, across and under the North 40.09 feet of Parcel 1 of said Land Partition 30-96, as delineated on the face of said Land Partition.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 25,000.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is part of the the whole (indicate which) consideration.~~ (The sentence between the symbols \oplus , 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 on August 20, 2002; 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.

[Signature of Stephen J. Keller]
STEPHEN J. KELLER

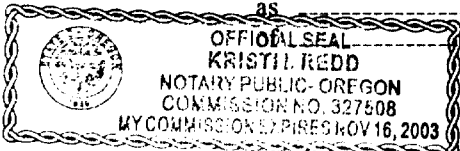
[Signature of Rebecca A. Hoppe]
REBECCA A. HOPPE

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on August 20, 2002, by STEPHEN J. KELLER & REBECCA A. HOPPE

This instrument was acknowledged before me on _____, by _____

as _____



[Signature of Kristil Redd]
Notary Public for Oregon
My commission expires 11/16/2003

26.00

48884

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 2 of Land Partition 30-96, said Land Partition being situated in the SW1/4 of the SE1/4 of Section 12, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon. TOGETHER WITH an easement for access and public utilities over, across and under the North 40.09 feet of Parcel 1 of said Land Partition 30-96, as delineated on the face of said Land Partition.