

MTC- 59959 KR

THIS SPACE RESERVED FOR RECORDER'S USE

03 JUL 17 AM 11:30

J.K. DEVELOPMENT CO.
6640 KELLER ROAD
KLAMATH FALLS, OR 97603
Grantor's Name and Address
JOE KELLER CONSTRUCTIONS, INC
6640 KELLER ROAD
KLAMATH FALLS, OR 97603
Grantee's Name and Address

Vol M03 Page 50083

State of Oregon, County of Klamath
Recorded 07/17/2003 11:30 a.m.
Vol M03 Pg 50083
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:
JOE KELLER CONSTRUCTION, INC
6640 KELLER ROAD
KLAMATH FALLS, OR 97603

Until a change is requested all
tax statements shall be sent to
The following address:
N/A-SEE CONCURRENT WARRANTY DEED

Escrow No. MT59959-KR

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That J.K. DEVELOPMENT CO., AN OREGON CORPORATION, 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 anyway appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to wit:

LOT 10 IN BLOCK 19 OF TRACT NO. 1127, 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 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.

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 \$ 32,000.00.
However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.
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 16th day of July, 2003; if a corporate grantor, 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.

J.K. DEVELOPMENT CO., AN OREGON CORPORATION
BY: Rebecca A Hoppe, President

STATE OF Oregon
COUNTY OF Klamath ss. July 16 2003

Personally appeared the above named Rebecca A Hoppe
and acknowledged the foregoing instrument to be her voluntary act.

Before me:
Kristin L. Redd
Notary Public for OREGON
My commission expires 11/16/2003



21/r