

08 JUN 17 AM 11:31

MT59959KR



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
CHRISTIAN HEINER  
3441 Hope Street  
Klamath Falls, OR 97603

State of Oregon, County of Klamath  
Recorded 07/17/2003 11:31 a m.  
Vol M03 Pg 50084  
Linda Smith, County Clerk  
Fee \$ 2100 # of Pgs 1

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

CHRISTIAN HEINER  
3441 Hope Street  
Klamath Falls, OR 97603

Escrow No. MT59959-KR

**WARRANTY DEED**

JOE KELLER CONSTRUCTION, INC, an Oregon Corporation, Grantor(s) hereby grant, bargain, sell, warrant and convey to CHRISTIAN HEINER and SUZANNE HEINER, as tenants by the entirety, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, 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.**

566284

3909-012CD-09600

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said 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.

The true and actual consideration for this conveyance is \$212,950.00.

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 LAWSUTTS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 16<sup>th</sup> day of July, 2003.

JOE KELLER CONSTRUCTION, INC.  
BY: Rebecca Hoppe, Vice President  
REBECCA HOPPE, VICE PRESIDENT

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on July 16, 2003 by JOE KELLER CONSTRUCTION, INC.  
Rebecca Hoppe, President



Kristil Redd  
(Notary Public for Oregon)

My commission expires 11/16/2003

2/11