



MJC-61461TM

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

MARIAN D. NELSON4429 LA HABRA WAYKLAMATH FALLS OR 97603

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

MARIAN D. NELSON4429 LA HABRA WAYKLAMATH FALLS OR 97603

State of Oregon, County of Klamath

Recorded 08/11/2003 3:45 P mVol M03 Pg 58167

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Escrow No. MT61461-TM

WARRANTY DEED

JOE KELLER CONSTRUCTION, INC., AN OREGON CORPORATION, Grantor(s) hereby grant, bargain, sell, warrant and convey to MARIAN D. NELSON, 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 4 in Block 22 of Tract 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.

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 \$214,700.00.

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

Dated this 11th day of August, 2003

JOE KELLER CONSTRUCTION, INC., AN OREGON CORPORATION

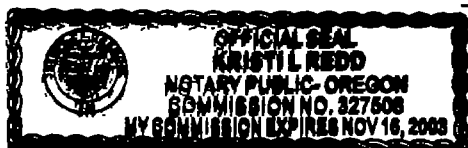
BY Rebecca Hoppe, Sec.-Treas.

REBECCA HOPPE, SECRETARY-TREASURER

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on August 11, 2003 by REBECCA HOPPE, SECRETARY-TREASURER OF JOE KELLER DEVELOPMENT, INC., AN OREGON CORPORATION.



(Notary Public for Oregon)

My commission expires 11/16/2003