



MTJ - 63220 MS

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

DANIEL T. GELLNER3602 LAJOLLA CTKLAMATH FALLS, OR 97603

State of Oregon, County of Klamath

Recorded 10/29/03 3:16 P mVol M03 Pg 80373

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

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

DANIEL T. GELLNER3602 LAJOLLA CTKLAMATH FALLS, OR 97603

Escrow No. MT63220-MS

WARRANTY DEED

STEPHEN J. KELLER and REBECCA A. HOPPE, as tenants in common, Grantor(s) hereby grant, bargain, sell, warrant and convey to DANIEL GELLNER and KRISTIN GELLNER, husband and wife, 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:

Parcel 3 of Land Partition 30-96, said Land Partition being situated in the SW1/4 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 40.9 feet of Parcels 1 and 2 of said Land Partition 30-96 as delineated on the face of said Land Partition.

Tax Account No.: 3909-012DC-00104-000

Key No.: 880891

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 \$38,000.00.

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 29th day of October, 2003.

Stephen J. Keller
STEPHEN J. KELLER

Rebecca A. Hoppe
REBECCA A. HOPPE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 10/29/03 by STEPHEN J. KELLER and REBECCA A. HOPPE.



Marjorie A. Stuart
(Notary Public for Oregon)

My commission expires 12-20-06

21.00