

04 MAR 26 AM 11:13



MT-64498 SM

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Joe Keller Construction, Inc.

19210 Martinazzi Ave PMB 803

TUALATIN, OR 97062

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

Joe Keller Construction, Inc.

19210 Martinazzi Ave PMB 803

TUALATIN, OR 97062

State of Oregon, County of Klamath
Recorded 03/26/2004 11:13 Am
Vol M04 Pg 16911
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

Escrow No. MT64498-SM

SPECIAL WARRANTY DEED

Stephen J. Keller and Rebecca Ann Hoppe, as tenants in common, Grantor(s) hereby grant, bargain, sell, warrant and convey to Joe Keller Construction, Inc., an Oregon Corporation, 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 12, Tract 1405, ^M12 ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-012DB-02500-000

Key No: 889939


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:

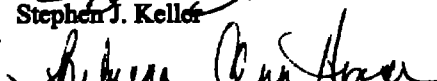
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

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.

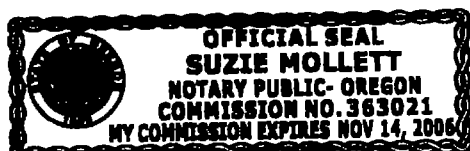
Dated this 24th day of March, 2004


Stephen J. Keller


Rebecca Ann Hoppe

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 24, 2004 by Stephen J. Keller and Rebecca Ann Hoppe.




(Notary Public for Oregon)

My commission expires 11/14/2006

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