

04 MAY 11 PM 3:09



WTC-64752KR

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
KELLER CONSTRUCTION
6640 Keller Rd.
Klamath Falls, OR 97603

State of Oregon, County of Klamath
Recorded 05/11/2004 3:09 p m
Vol M04 Pg 28834-35
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

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

Keller Construction
6640 Keller Rd.
Klamath Falls, OR 97603

Escrow No. MT64752-KR

SPECIAL WARRANTY DEED

STEPHEN J. KELLER & REBECCA ANN HOPPE, 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 13, Tract 1405, 12th 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-02600-000

Key No: 889940

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 10th day of May, 2004

2600
Jm

Stephen J. Keller
Stephen J. Keller

Rebecca Ann Hoppe
Rebecca Ann Hoppe

28835

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 10, 2004 by Stephen J. Keller & Rebecca Ann Hoppe.

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007

