

04 MAY 11 PM 3:09



WJC-64752 KR

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Donald L.D'Olivo

5619 North Hills Drive

Klamath Falls, OR 97603

State of Oregon, County of Klamath

Recorded 05/11/2004 3:09 p m

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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:

Donald L.D'Olivo

5619 North Hills Drive

Klamath Falls, OR 97603

Escrow No. MT64752-KR

STATUTORY WARRANTY DEED

JOE KELLER CONSTRUCTION, INC., an Oregon Corporation, Grantor(s) hereby convey and warrant to Donald L.D'Olivo and Alison A. D'Olivo, as tenants by the entirety, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

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

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$234,075.00**.

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.

JOE KELLER CONSTRUCTION, INC.

BY: Stephen J. Keller
Stephen J. Keller, President

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 10, 2004 by Stephen J. Keller, President of JOE KELLER CONSTRUCTION, INC., an Oregon corporation.

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007



2/10/04