

MTT-7137TM

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KELLER & NICHOLS

M05-64547

Klamath County, Oregon

09/19/2005 02:42:41 PM

Pages 7 Fee: \$51.00

Grantor's Name and Address

KELLER

Grantee's Name and Address

After recording return to:

NOLA J. KELLER

PO Box 44

Blk, CR 97622

Until a change is requested all  
tax statements shall be sent to

The following address:

Nola J. Keller

PO Box 44

Blk, CR 97622

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That WILLARD E. KELLER, JR. DONALD H. KELLER, LEONARD N. KELLER, NOLA ARLENE NICHOLS and GERALD R. KELLER, as tenants in common, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto NOLA J. KELLER, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining, situated in the County of

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

KLAMATH, State of Oregon, described as follows, to wit:

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.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 30 day of August 2005 if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

WILLARD E. KELLER, JR.

DONALD H. KELLER

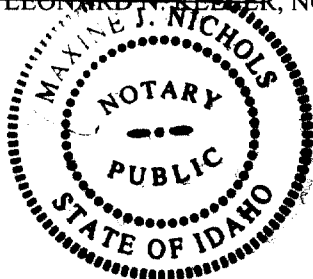
LEONARD N. KELLER

Nola Arlene Nichols  
NOLA ARLENE NICHOLS

GERALD R. KELLER

Idaho  
State of Oregon  
County of Klamath  
Adams

This instrument was acknowledged before me on August 30, 2005 by WILLARD E. KELLER, JR., DONALD H. KELLER, LEONARD N. KELLER, NOLA ARLENE NICHOLS and GERALD R. KELLER.



Maxine J. Nichols  
(Notary Public for Oregon)  
Idaho

My commission expires 5/24/06

5100

KELLER & NICHOLS

Grantor's Name and Address

KELLER

Grantee's Name and Address

After recording return to:

NOLA J. KELLER

PO BOX 44

Bly, OR 97622

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In Witness Whereof, the grantor has executed this instrument this 30th day of August, 2005; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

WILLARD E. KELLER, JR.

DONALD H. KELLER

LEONARD N. KELLER

NOLA ARLENE NICHOLS

Gerald R. Keller  
GERALD R. KELLER

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on \_\_\_\_\_, 2005 by WILLARD E. KELLER, JR., DONALD H. KELLER, LEONARD N. KELLER, NOLA ARLENE NICHOLS and ~~GERALD R. KELLER~~.

(Notary Public for Oregon)

My commission expires \_\_\_\_\_

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

Tehama

SS.

On August 30, 2005, before me, Donna I. Moore, Notary Public

Date

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

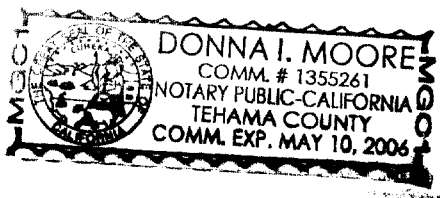
Gerald R. Keller

Name(s) of Signer(s)

☐ personally known to me

☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

[Signature]

Signature of Notary Public

Place Notary Seal Above

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document:

Bargain and Sale Deed

Document Date:

8/30/05

Number of Pages:

2

Signer(s) Other Than Named Above:

Willard E. Keller Jr., Donald H. Keller,  
Leonard N. Keller, Nola Arlene Nichols

### Capacity(ies) Claimed by Signer

Signer's Name:

☒ Individual

☐ Corporate Officer — Title(s):

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other:

Signer Is Representing:

RIGHT THUMBPRINT  
OF SIGNER

Top of thumb here

KELLER &amp; NICHOLS

Grantor's Name and Address

KELLER

Grantee's Name and Address

After recording return to:

NOLA J. KELLER

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Bly, OR 97622

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Bly, OR 97622

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In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 9 day of 12 / 05, \_\_\_\_\_; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

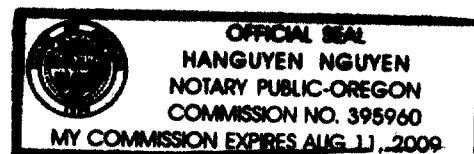
WILLARD E. KELLER, JR.

DONALD H. KELLER

NOLA ARLENE NICHOLS

*Leonard N. Keller*  
LEONARD N. KELLER

GERALD R. KELLER

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 9/12/05, 2005 by WILLARD E. KELLER, JR., DONALD H. KELLER, LEONARD N. KELLER, NOLA ARLENE NICHOLS and GERALD R. KELLER.

*Hanguyen Nguyen*  
(Notary Public for Oregon)

My commission expires

8-11-09

KELLER & NICHOLS

Grantor's Name and Address

KELLER

Grantee's Name and Address

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Willard E. Keller Jr  
WILLARD E. KELLER, JR.

DONALD H. KELLER

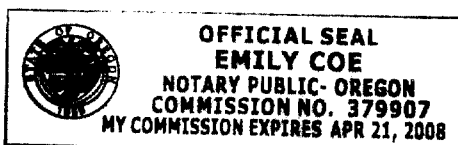
LEONARD N. KELLER

NOLA ARLENE NICHOLS

GERALD R. KELLER

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on August 30 2005 by WILLARD E. KELLER, JR., ~~DONALD H. KELLER, LEONARD N. KELLER, NOLA ARLENE NICHOLS and GERALD R. KELLER.~~



Emily Coe  
(Notary Public for Oregon)

My commission expires

April 21, 2008

KELLER &amp; NICHOLS

Grantor's Name and Address

KELLER

Grantee's Name and Address

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In Witness Whereof, the grantor has executed this instrument this 31 day of August, 2005, if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

WILLARD E. KELLER, JR.

Donald H. Keller  
DONALD H. KELLER

LEONARD N. KELLER

NOLA ARLENE NICHOLS

GERALD R. KELLER

State of Oregon  
County of KLAMATHThis instrument was acknowledged before me on August 31, 2005 by WILLARD E. KELLER, JR., DONALD H. KELLER, LEONARD N. KELLER, NOLA ARLENE NICHOLS and GERALD R. KELLER.

Emily Coe  
(Notary Public for Oregon)  
My commission expires April 21, 2008

EXHIBIT A

**Lots 7 and 8, Block 40 of KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT - PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

Tax Account No: 3811-017A0-02000-000

Key No: 462270

Tax Account No: 3811-017A0-02100-000

Key No: 472893