

M05-70829

Klamath County, Oregon

12/12/2005 08:10:12 AM

Pages 1 Fee: \$21.00

After Recording Return to:

GARY H. KEPPEL and MARLENE D. KEPPEL

1107 Peach St
Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

GARY H. KEPPEL and MARLENE D. KEPPEL

Same as Above

WARRANTY DEED

(INDIVIDUAL)

MARGARET J. STERN, TRUSTEE ^B OF THE MARGARET J. STERN REVOCABLE LIVING TRUST DATED JANUARY 12, 2000, herein called grantor, convey(s) to GARY H. KEPPEL and MARLENE D. KEPPEL, HUSBAND AND WIFE, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 9, Block 4, ELDORADO ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 001 MAP 3809-020DC TL 00700 KEY #172468

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$220,000.00.

(here comply with the requirements of ORS 93.930)

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 Dec 9, 05

MARGARET J. STERN REVOCABLE LIVING TRUST DATED JANUARY 12, 2000

Margaret J. Stern
MARGARET J. STERN, TRUSTEE/INDIVIDUAL

STATE OF OREGON, County of Klamath) ss.

On Dec 9, 05 personally appeared the above named MARGARET J. STERN REVOCABLE LIVING TRUST and acknowledged the foregoing instrument to be their/his/her voluntary act and deed.

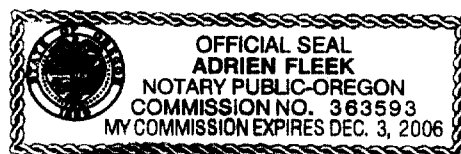
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00062693

Before me: Adrien Fleeck
Notary Public for Oregon
My commission expires: 12-3-06

Official Seal



\$21-A