

MTC 75001-KR

THIS SPACE RESE

M06-14977

Klamath County, Oregon

07/25/2006 03:25:15 PM

Pages 1 Fee: \$21.00



After recording return to:

Joe Keller Construction, Inc.

6640 Keller Road

Klamath Falls, Oregon 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Joe Keller Construction, Inc.

6640 Keller Road

Klamath Falls, Oregon 97603

Escrow No. MT75001-KR

Title No. 0075001

SWD

STATUTORY WARRANTY DEED

J. K. Development Company, an Oregon Corporation, Grantor(s) hereby convey and warrant to **Joe Keller Construction, Inc. an Oregon Corporation**, 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 2 in Block 19 of Tract 1127, NINTH 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: 3909-012CD-08800-000

Key No: 565846

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:

2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$60,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated this 24th day of July 2006

J. K. Development Company, an Oregon Corporation

BY:

Stephen J. Keller, Secretary

STATE OF OREGON

County of KLAMATH

This instrument was acknowledged before me on July 24, 2006, by Stephen J. Keller as Secreatry of J.K. Development Company, an Oregon Corporation.



Kristi L. Redd
Notary Public for Oregon

My Commission Expires: 11/16/2007