



THIS SPACE:

2007-001637
Klamath County, Oregon



01/30/2007 03:37:50 PM

Fee: \$26.00

MTCT7373KR

After recording return to:

Joe Keller Construction

6640 Keller Road

Klamath Falls, OR 97603

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

Same as above

Escrow No. MT77373-KR

Title No. 0077373

SWD

STATUTORY WARRANTY DEED

Stephen J. Keller and Rebecca Ann Hoppe, as tenants in common, 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:

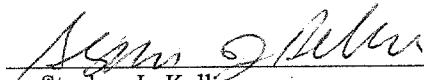
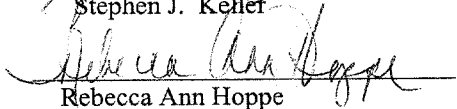
Lot 2, Tract 1405 12th ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$70,000.00**.

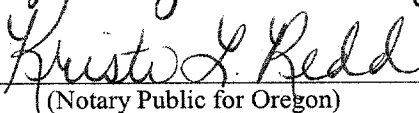
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 11th day of January, 2007.

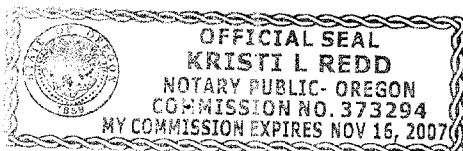

Stephen J. Keller

Rebecca Ann Hoppe

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on January 11, 2007 by Stephen Keller ^{J.} and Rebecca Ann Hoppe ^{only.}


(Notary Public for Oregon)

My commission expires 11/16/2007

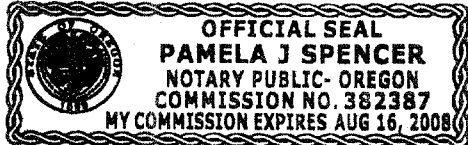


State of Oregon
County of KLAMATH

On this 17th day of January, 2007, personally appeared before me the above named REBECCA ANN HOPPE, and acknowledged the foregoing instrument to be her voluntary act and deed.

WITNESS My hand and official seal.

Pamela J Spencer



Notary Public for Oregon
My Commission expires:

8/16/2008