

MT82054SH

THIS SPACE IS

2008-004545

Klamath County, Oregon



03/28/2008 11:29:26 AM

Fee: \$21.00

After recording return to:

Kaleb Keller

1050 W 24 Street

Los Angeles, CA 90007

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

Kaleb Keller

1050 W 24 Street

Los Angeles, CA 90007

Escrow No. MT82054-SH

Title No. 0082054

SWD

STATUTORY WARRANTY DEED

Joe Keller Construction, Inc., an Oregon Corporation, Grantor(s) hereby convey and warrant to **Kaleb Keller**, 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 11 of TRACT 1341, ELEVENTH ADDITION TO SUNSET VILLAGE – PHASE 1, 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 **\$330,000.00**.

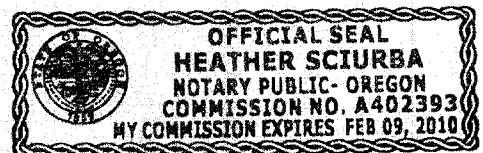
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Dated this 28 day of March, 2008

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 March 28, 2008 by Stephen J. Keller, as President for Joe Keller Construction, Inc..

Heather Sciurba
(Notary Public for Oregon)

My commission expires

Feb 9, 2010

2/HMT