

MT82378-SH

THIS SPAC

2008-007988

Klamath County, Oregon



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06/02/2008 03:28:41 PM

Fee: \$26.00

Stephen J. Keller & Rebecca Ann Hoppe

6640 Keller Rd.

Klamath Falls, OR 97603

Grantor's Name and Address

Joe Keller Construction, Inc., an Oregon Corporation

6640 Keller Rd.

Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:

Joe Keller Construction, Inc.

6640 Keller Rd.

Klamath Falls, OR 97603

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

Joe Keller Construction, Inc.

6640 Keller Rd.

Klamath Falls, OR 97603

Escrow No. MT82378-SH
BSD

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Stephen J. Keller and Rebecca A. Hoppe, who acquired title as Rebecca Ann Hoppe, as tenants in common, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Joe Keller Construction, Inc., an Oregon Corporation, 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 **KLAMATH**, State of Oregon, described as follows, to wit:

Lot 8 of Tract 1405, 12 TH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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.

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 **\$70,000.00**.

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 2nd day of June, 2008 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.

Stephen J. Keller

Rebecca A. Hoppe

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on May 30, 2008 by Stephen J. Keller and Rebecca A. Hoppe.



S. Howard
(Notary Public for Oregon)

My commission expires Nov 18, 2011

See attached acknowledgement

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 2, 2008 by Stephen J. Keller.

Heather Sciurba

(Notary Public for Oregon)

My commission expires Feb. 9, 2010

