

WCC87848-MS

THIS SPACE

2011-000357

Klamath County, Oregon



00095178201100003570010017

01/10/2011 03:34:01 PM

Fee: \$37.00

After recording return to:

Thomas L. Gellner

4315 La Habra Way

Klamath Falls, OR 97603

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

Thomas L. Gellner

4315 La Habra Way

Klamath Falls, OR 97603

Escrow No. MT87848-MS

Title No. 0087848

SWD r.012910

STATUTORY WARRANTY DEED

Joe Keller Construction, Inc., an Oregon Corporation, Grantor(s) hereby convey and warrant to Thomas L. Gellner and Petra Gellner, as tenants by the entirety, 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 9 in Block 22, 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.

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 **\$309,214.00**.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 01 day of January, 2011

Joe Keller Construction, Inc., an Oregon Corporation

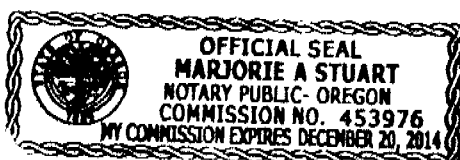
BY: [Signature]
Stephen Keller, President

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 1/6, 2011 by Stephen Keller, President for Joe Keller Construction, Inc., an Oregon Corporation.

[Signature]
(Notary Public for Oregon)



My commission expires 12/20/14

37Amf