

6023

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

16035 M-67

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KNOW ALL MEN BY THESE PRESENTS, That JOE L. KELLER and ROSIE A. KELLER, husband and wife, hereinafter called the grantor, in consideration of Ten and Other Dollars, to grantor paid by SWAN LAKE MOULDING COMPANY, a corporation, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 2, Block 1 SUNSET VILLAGE, according to the official plat thereof.

SUBJECT TO: 1967-68 taxes; acreage and use limitations under provisions of the U.S. Statutes and regulations issued thereunder; liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith; regulations, liens, assessments and laws relating to South Suburban Sanitary District; conditions, restrictions, set back lines and utility easements as shown on the Plat of Sunset Village; conditions and restrictions imposed by Declaration of Conditions and restrictions, including the terms and provisions thereof, recorded May 29, 1967 in M-67 at page 4004; easements and rights of way of record and apparent thereon.

To Have and to Hold the above described and granted premises unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as above set forth

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 3rd day of August, 19 67.

(ORS 93.490)

STATE OF OREGON, County of KLAMATH, ss. August 3, 19 67. Personally appeared the above named JOE L. KELLER and ROSIE A. KELLER

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Betty E. Daniel  
Notary Public for Oregon  
My commission expires March 7, 1971

(OFFICIAL SEAL)

## WARRANTY DEED

JOE L. KELLER and  
ROSIE A. KELLER

TO  
SWAN LAKE MOULDING CO.

AFTER RECORDING RETURN TO

(DON'T USE THIS  
SPACE, RESERVED  
FOR RECORDING  
LABEL IN COUNTIES WHERE  
USED.)

Fee \$1.50

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 3 day of August, 19 67 at 4:35 o'clock P.M., and recorded in book M-67 on page 6023 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Dorothy Rogers

County Clerk-Recorder.

By James Mearns Deputy.