

WARRANTY DEED

JOE L. KELLER and ROSIE A. KELLER, husband and wife, hereinafter called grantors, convey to R. A. COFFMAN and MARY ROBBIE COFFMAN, husband and wife, all that real property situated in Klamath County, State of Oregon, described as:

Lot 4 Block 1 in SUNSET VILLAGE in Klamath County, Oregon

SUBJECT TO: Conditions and restrictions, set back line and utility easements as shown on the Plat of Sunset Village.

SUBJECT TO: 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 and modifications thereof, recorded January 10, 1968, in M-68, at page 205 and M-68 at page 210.

and covenants that grantor is the owner of the above described property free of all encumbrances except reservations, restrictions, easements and rights-of-way of record and those apparent upon the land; rules, regulations, liens, and assessments of water-user and sanitation districts, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 2,000.00.

The foregoing recital of consideration is true as I verily believe.

Dated this 15th day of April, 1968.

Joe L. Keller
Rosie A. Keller

STATE OF OREGON
County of Klamath

April 15, 1968

Personally appeared the above named Joe L. Keller and Rosie A. Keller, husband and wife, and acknowledged the foregoing instrument to be their voluntary act.

STATE OF OREGON, ss
County of Klamath, ss

Filed for record at request of

R. A. Coffman

on this 17 day of April

A. D. 1968

Notary Public for Oregon

My Commission expires: March 7, 1971

at 3:50 o'clock P.M. and day

recorded in Vol. M68 of Deeds

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DOLOREY ROE R., County Clerk

By Cynthia R. R. Deputy

Fee #1.50

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