

1767 / SC

1967/80

KNOW ALL MEN BY THESE PRESENTS, That **JOE L. KELLER and ROSIE ANN KELLER, husband and wife**

KELLER, husband and wife
hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by CHARLES K. GATES and CAROL A. GATES, husband and wife,
tenants by the entirety

tenants by the entirety _____, 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 8, Block 3, FIRST ADDITION TO SUNSET VILLAGE

SUBJECT TO: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; liens and assessments and regulations, contracts, easements and water and irrigation rights of Klamath Project and Enterprise Irrigation District; regulations, liens, assessments and laws relating to South Suburban Sanitary District; building set back lines and utility easement as set forth in the Plat and Dedication of First Addition to Sunset Village; set back lines, conditions, and restrictions, including the terms and provisions thereof, as set forth in Declaration recorded March 4, 1969, in M-69 at page 1643; easements and rights of way of record and apparent thereon.

To Have and to Hold the same 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, except those claiming under the above described encumbrances. The consideration for the above recited premises, as stated in terms of dollars, is \$2,200.00

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 2,200.00

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 12th day of May, 1969

STATE OF OREGON, County of Klamath) ss. May 12, 19 69
Personally appeared the above named Joe L. Keller and Rosie Ann Keller

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

Before me: James D. Bocchi
Notary Public for Oregon
My commission expires 10-25-70

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

JOE L. KELLER and
ROSIE ANN KELLER

TO
CHARLES K. GATES and
CAROL A. GATES

AFTER RECORDING RETURN TO

No.

1st Fed.
540 Main
City

533

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

FEE \$ 1.50

STATE OF OREGON, }
County of Klamath..... } s.

I certify that the within instrument was received for record on the 15th day of May, 1969 at 11:05 o'clock A.M., and recorded in book M-69 on page 3650
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

WM D. MILNE

COUNTY CLERK Title.
Barbara K. Holstrom Deputy