

37206

WARRANTY DEED

VOL. 7267 PAGE 4488

JOE L. KELLER and ROSIE A. KELLER, husband and wife, hereinafter called grantors, conveys 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 16, Block 2, FIRST ADDITION TO SUNSET VILLAGE in Klamath County, Oregon

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

SUBJECT TO: Conditions and restrictions imposed by Declaration of Conditions and Restrictions, including the terms and provisions thereof, recorded March 4, 1969, in M-69 at page 1643 and amendments thereof, recorded April 21, 1969, in M-69 at page 2840.

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-use 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 \$2,200.00.

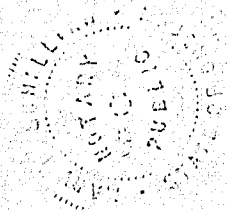
The foregoing recital of consideration is true as I verily believe.

Dated this 3rd day of June, 1969.

STATE OF OREGON
COUNTY OF KLAMATH

June 3, 1969

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. Before me:



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Mary E. Schelling
Notary Public for Oregon
My Commission expires: 4/19/70

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STATE OF OREGON,
County of Klamath,
Filed for record at request of
R. A. Coffman
on this 9th day of June A.D. 1969
at 3:51 o'clock P. M. and dis-
cussed in vol. M-69 of Deeds
page 4469
Wm J. MILNE, County Clerk
By Charles F. Costman Deputy
Fee \$3.00

Ret. R. A. Coffman
2875 Lane
Astoria