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WARRANTY DEED

VOY 1170 PAGE 5187

JOE L. KELLER and ROSIE A. KELLER, husband and wife, hereinafter called grantors, conveys to ANDREW D. HARKEY and PHYLLIS M. HARKEY, husband and wife, all that real property situated in Klamath County, State of Oregon, described as:

Lot 13, Block 4 of SECOND 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 Second Addition to Sunset Village.

SUBJECT TO: Conditions and restrictions imposed by Declaration of Conditions and Restrictions, including the terms and provisions thereof, recorded April 8, 1970 in M-70 at page 2738.

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 \$2,700.00.

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

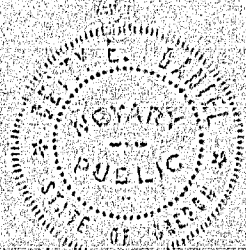
Dated this 15th day of April, 1970.

*Joe L. Keller*  
*Rosie A. Keller*

STATE OF OREGON,  
COUNTY OF KLAMATH.

April 15, 1970

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:



*Robert E. Daniel*  
Notary Public for Oregon  
My Commission expires: 3/7/71

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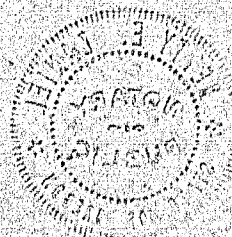
STATE OF OREGON, }  
County of Klamath } ss.

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Filed for record at request of:  
Transamerica Title Ins. Co.  
on this 21st day of April A. D. 1970  
at 11:12 o'clock A. M. and duly  
recorded in Vol. M-70 of Deeds  
Page 3137

WM. D. MILNE, County Clerk

By *Charles K. Brothman*  
Fee \$3.00 Deputy.



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