

28378 7A-70-819

41695 WARRANTY DEED

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JOE L. KELLER and ROSIE A. KELLER, husband and wife, hereinafter called graontors, conveys to JIMMIE LEE HARGROVE and SHARON LEE HARGROVE, husband and wife, all that real property situated in Klamath County, State of Oregon, described as:

Lot 5, Block 7 of SECOND ADDITION TO SUNSET VILLAGE, 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.

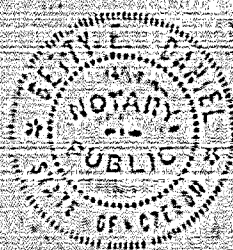
The foregoing recital of consideration is true as I verily believe.

Dated this 1st day of June, 1970.

STATE OF OREGON,
COUNTY OF KLAMATH.

June 1, 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:



Betty E. Daniel
Notary Public for the State of Oregon
My Commission expires: 3/7/71

STATE OF OREGON,
County of Klamath } ss.

Filed for record at request of:
Transamerica Title Ins. Co.
on this 9th day of June A.D. 1970
at 11:20 o'clock A. M. and duly
recorded in Vol. M-70 of Deeds
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WM. D. MILNE, County Clerk
By *Chapman R. Hustman*
Fee \$1.50 Deputy.