

43089

WARRANTY DEED

6176

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JOE L. KELLER and ROSIE A. KELLER, husband and wife, hereinafter called grantors, 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 4, Block 7, 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-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 \$2,700.00.

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

Dated this 23rd day of July, 1970.

STATE OF OREGON  
COUNTY OF KLAMATH

Personally appeared on the 23rd day of July, 1970, 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:

*Butler Daniel*  
Notary Public for the State of Oregon  
My Commission Expires: 3/2/77

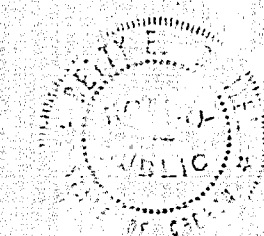
STATE OF OREGON, ss.  
County of Klamath }

Filed for record at request of:  
Transamerica Title Ins. Co.

on this 24th day of July A. D. 1970  
at 3:38 o'clock P. M. and duly  
recorded in Vol. M-70 of Deeds  
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WM. D. MILNE, County Clerk

By *W. D. Milne* Deputy.  
Fee \$1.50



1st Fed

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together with all  
which now are or  
the realty, to secure  
the  
Dollars, bearing even  
the

and to secure the pay-  
others having an interest  
ness is evidenced by m-  
any payment on one ne-  
The mortgagee cove-  
with loss payee first to  
mortgagee. The mortga-  
loss or damage to the prop-  
and apply the proceeds, or  
of the mortgagee in all policies.

The mortgagee further  
of construction or hereafter  
the mortgagee agrees to pay,  
to be adjudged to be prior to the  
all taxes, assessments and govern-  
of the indebtedness secured here-  
are payable on amount equal to  
hereby assigned to mortgagee or  
right or remedy hereof given for  
interest in accordance with the terms

In case of default in the pay-  
application for loan extended by the  
due without notice, and this mort-  
The mortgagee shall pay the  
protect the lien or to foreclose  
searching records and abstracting same  
action to foreclose this mortgage or at  
the appointment of a receiver for the  
of said property.

Words used in this mortgage in the  
singular shall inure to the benefit of any successors  
Each of the covenants and agreements  
shall inure to the benefit of any successors  
Dated at Klamath Falls, Oregon, this

STATE OF OREGON  
County of Klamath