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WARRANTY DEED

JOE L. KELLER and ROSIE A. KELLER, husband and wife, hereinafter called grantors, conveys to MELVIN L. STEWART and MARY LOU STEWART, husband and wife, all that real property situated in Klamath County, State of Oregon, described as:

Lot 11, Block 4, 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.

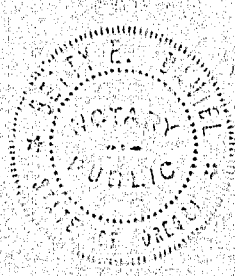
The foregoing recital of consideration is true as I verily believe.

Dated this 3rd day of March, 1971.

STATE OF OREGON
COUNTY OF KLAMATH

March 3, 1971.

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 Oregon
My Commission expires: 3/7/75

STATE OF OREGON, COUNTY OF KLAMATH, ss.

Filed for record at request of TRANSAMERICA TITLE INSURANCE CO
this 16th day of MARCH A. D., 1971 at 1:46 o'clock P. M., and duly recorded in
Vol. M-71, of DEEDS on Page 2236.

Fee \$1.50

WM. D. MILNE, County Clerk

By [Signature]

with the app-
new or hercal
plumbing, light
ment for domes
air conditioning
with said premises
or in any other ma
\$24,000.00
the mortgagors and
monthly payments com
payment shall be the
that may hereafter b; m
In addition to th
mortgagors will each m
next due on the mortga
month prior to the date
in trust to pay said taxes.
The mortgagors cov
that they have the right to r
encumbrances, including
against all claim