

63220

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28-2525

WARRANTY DEED

JOE L. KELLER and ROSIE A. KELLER, husband and wife, hereinafter called grantors, conveys to STEPHEN L. GEREN and JANICE K. GEREN, husband and wife, all that real property situated in Klamath County, State of Oregon, described as:

Lot 18, Block 1, FOURTH 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 Fourth Addition to Sunset Village.

SUBJECT TO: Conditions and restrictions imposed by Declaration of Conditions and Restrictions, including the terms and provisions thereof, recorded June 7, 1971, in M-71 at page 5502.

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 \$27,000.00.

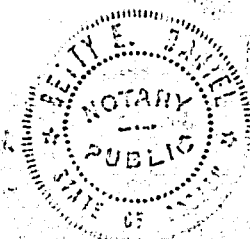
The foregoing recital of consideration is true as I verily believe.

Dated this 19th day of April, 1972.

STATE OF OREGON
COUNTY OF KLAMATH

April 19, 1972

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:



Bk 3, Klamath County
10-206 1149
City

Betty E. Daniel
Notary Public for State of Oregon
My Commission expires: 7-7-75
STATE OF OREGON, }
County of Klamath } ss.

Filed for record at request of:

TRANSAMERICA-TITLE-INS. CO.
on this 19th day of APRIL A. D., 19.72
at 10:58 o'clock A. M. and duly
recorded in Vol. M.72 of DEEDS
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WM. D. MILNE, County Clerk

By *Hazel Daniel* Deputy.
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APR 19 10 16 AM 1972