

LA 0140115 TA 28-3910

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WARRANTY DEED

JOE L. KELLER and ROSIE A. KELLER, husband and wife, hereinafter called grantors, conveys to FERNIN M. MELGARES and EVA S. MELGARES, husband and wife, all that real property situated in Klamath County, State of Oregon, described as:

Lot 13, Block 7, FIFTH 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 Fifth Addition to Sunset Village.

SUBJECT TO: Conditions and restrictions imposed by Declaration of conditions and Restrictions, including the terms and provisions thereof, recorded June 13, 1972, in M-72 at page 6318.

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 \$3,500.00.

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

Dated this 14th day of November, 1972.

STATE OF OREGON
COUNTY OF KLAMATH

November 14, 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:

B. 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 INS. CO

on this 20th day of November A. D., 19 72
at 11:03 o'clock A. M. and duly
recorded in Vol. M 72 of DEEDS
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WM. D. MILNE, County Clerk

Fee \$2.00 By *Hazel Daniel* Deputy.