

40100156 TA-28.4090

72152

Vol. ⁷² Page 659

WARRANTY DEED

JOE L. KELLER and ROSIE A. KELLER, husband and wife, hereinafter called grantors, conveys to CHARLES DIGATI, a married man, all that real property situated in Klamath County, State of Oregon, described as:

Lot 10, Block 8, 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. (14)

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 3rd day of January, 1973.

Joe L. Keller
Rosie A. Keller

STATE OF OREGON
COUNTY OF KLAMATH

Personally appeared this 3rd day of January, 1973, 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:

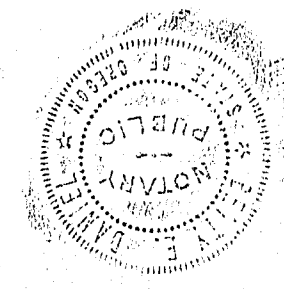
return to: 4-54
540 Main St.

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 INS. CO
on this 18th day of JANUARY A. D., 1973
at 10:59 o'clock A. M. and duly
recorded in Vol. M 73 of DEEDS
Page 659

WM. D. MILNE, County Clerk
By *Harold D. Drayton* Deputy.
Fee \$ 2.00



JAN 10 10 30 AM 1973

2-0140

WAR
This
has
ARTH
husbo

JAN 10 10 30 AM 1973

The
Howe
(Strike
TO
estate b
their as
all incu
except
IN
this