

28-4495

74684

WARRANTY DEED

MAR 20 3 31 PM 1973

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

Lot 12, 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 \$31,500.00.

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

Dated this 26th day of March, 1973.

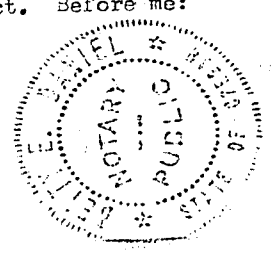
Joe L. Keller
Rosie A. Keller

STATE OF OREGON
COUNTY OF KLAMATH

March 26, 1973

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:

*Ret Gary D. Patrick
3912 Redondo Way
K.S.*



Betty C. Daniel
Notary Public for the State of Oregon
My Commission expires: 3/7/75

STATE OF OREGON; COUNTY OF KLAMATH; ss. Transamerica Title
Filed for record at request of _____
this 28 day of Mar A. D., 1973 at 3:51 o'clock P M., and duly recorded in
Vol. M-73, of deeds on Page 3577
fee 2.00

WM. D. MILNE, County Clerk
By Hazel Drayton