

75707

Vol. <sup>73</sup> Page 5001

28-4728

WARRANTY DEED

JOE L. KELLER and ROSIE A. KELLER, husband and wife, hereinafter called grantors, conveys to WILLIAM CHARLES SANDBERG and BEVERLY JEAN SANDBERG, husband and wife, all that real property situated in Klamath County, State of Oregon, described as:

Lot 5, 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.

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 25th day of April, 1972.

*Joe L. Keller*  
*Rosie A. Keller*

STATE OF OREGON  
COUNTY OF KLAMATH

April 25, 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:

STATE OF OREGON, }  
County of Klamath } ss.

Filed for record at request of:  
TRANSAMERICA TITLE INS. CO.  
on this 26th day of April A.D., 1973  
at 3:42 o'clock P.M. and duly  
recorded in Vol. M-73 of DEEDS  
Page 5001

WM. D. MILNE, County Clerk

By *Harold Drazil*  
Deputy.  
Fee \$4.25

*Beth E. Daniel*  
Notary Public for Oregon  
My Commission expires: 3/7/75  
