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WARRANTY DEED

JOE L. KELLER and ROSIE A. KELLER, husband and wife, hereinafter called grantors, conveys to RUSSELL D. BROWN and SANDRA KAY BROWN, husband and wife, all that real property situated in Klamath County, State of Oregon, described as:

Lot 3, Block 3, 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 \$32,900.00.

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

Dated this 15th day of June, 1973.

STATE OF OREGON
COUNTY OF KLAMATH

June 15, 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:

Reep Owens
Notary Public for Oregon

My Commission expires:

5-14-76

return to:
First Federal Savings + Loan
540 Main
City

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO

this 18th day of June A.D. 1973 at 11:03 A.M., and
duly recorded in Vol. M 73, of DEEDS on Page

FFE \$ 2.00

Wm D. MILNE, County Clerk

By *Hazel Drayle*