

LA 0140307

TA 28-5944

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88446

WARRANTY DEED

JOE L. KELLER and ROSIE A. KELLER, husband and wife, hereinafter called grantors, conveys to EARL R. NINO and MAUREEN E. NINO, husband and wife, all that real property situated in Klamath County, State of Oregon, described as:

Lot 9, Block 11, 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 4th day of October, 1973.

STATE OF OREGON
COUNTY OF KLAMATH

October 4, 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
Filed for record at request of
TRANSAMERICA TITLE INS. CO

on this 12th day of October A.D. 19 73
at 10:54 o'clock A.M. and duty
recorded in Vol. M 73 of DEEDS
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Wm D. MILNE, County Clerk

By Hazel D. Dwyer Deputy

Fee \$ 2.00

Ref:

Trans

Bill C. Daniel
Notary Public for Oregon
My Commission expires 3/7/75

