

WARRANTY DEED

JOE L. KELLER and ROSIE A. KELLER, husband and wife, hereinafter called grantors, conveys to ROBERT E. BALES and NETTA J. BALES, husband and wife, all that real property situated in Klamath County, State of Oregon, described as:

Lot 8, 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 Jun 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 \$3,600.00.

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

Dated this 31st day of December, 1973.

State of Oregon
County of Klamath

December 31, 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
Joe Keller

B. H. E. Daniel
Notary Public for Oregon
My Commission expires: 3/7/75

on this 31 day of Dec. 1973.
at 10:37 of the a M, and day
of the M-73 deeds
Page 16574
County Clerk
Deputy

Let Joe Keller
4816 Hwy 39.

2.00