

WARRANTY DEED

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

Lot 13, Block 5, 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 \$4,200.00.

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

Dated this 9th day of December, 1974.

STATE OF OREGON
COUNTY OF KLAMATH

December 9, 1974

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:

Return
First Federal
2943 So. W. H.
City

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

Until a change is requested, all tax statements shall be sent to the following address:

as above
STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO.
this 2nd day of JANUARY A. D. 1975 at 10:55 o'clock AM., and
duly recorded in Vol. 75 of DEEDS on Page 1

STATE OF OREGON FEE \$ 2.00
W. D. MILNE, County Clerk
Filed for record at

