

A. 25522
After Recording Return To:
Klamath Falls Real Estate Finance Center
P. O. Box 1060
Klamath Falls, Oregon 97601

98687

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WARRANTY DEED

JOE L. KELLER and ROSIE A. KELLER, husband and wife, hereinafter called grantors, conveys to GARY L. SCHMITT and JUDITH M. SCHMITT, husband and wife, all that real property situated in Klamath County, State of Oregon, described as:

Lot 3, Block 12, SIXTH 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 Sixth Addition to Sunset Village.

SUBJECT TO: Conditions and restrictions imposed by Declaration of Conditions and Restrictions, including the terms and provisions thereof, recorded June 22, 1973, in K-73 at page 3283.

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 \$36,900.00.

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

Dated this 28th day of February, 1975.

STATE OF OREGON
COUNTY OF KLAMATH

February 28, 1975

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:

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

United States National Bank of Oregon
c/o Realty Tax Service
321 S. W. Fourth Avenue
Portland, Oregon 97204

Betty Daniel
Notary Public for the State of Oregon
My Commission expires: 3/19/75

STATE OF OREGON; COUNTY OF KLAMATH ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

this 7th day of MARCH A. D., 1975 at 11:30 o'clock A. M., and duly recorded in

Vol. M. 75 of DEEDS on Page 2683

FEE \$ 2.00

WM. D. MILNE, County Clerk

By *Harold L. Hazel* Deputy