

01-7804

38-8680

4489

## WARRANTY DEED

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

Lot 12, Block 3, 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 29, 1973, in 5-73 at page 8233.

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 27th day of March, 1975.

STATE OF OREGON  
COUNTY OF KLAMATH

March 27, 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:

Return  
First Federal  
540 main  
City

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

*Betty E. Daniel*  
Notary Public for the State of Oregon  
My Commission expires: 3/1/79

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO.  
this 24th day of APRIL, A. D. 1975 at 3:20 o'clock P. M.  
duly recorded in Vol. 75, of DEEDS on Page 4489  
FEE \$ 2.00

Wm D. MILNE, County Clerk

By *Hazel I. Hazel*