

20140-547 71128.8569

WARRANTY DEED

Vol. 75 Page 5365

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

Lot 16, 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 22, 1973, in 4-73 at page 8283.

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 6th day of March, 1975.

Joe L. Keller  
Rosie A. Keller

STATE OF OREGON  
COUNTY OF KLAMATH

March 6, 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 to

77548

3943 Sebel

City

Gerald V. Brown  
Notary Public for the State of Oregon  
My Commission expires 11-12-78

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 12th day of May A. D. 1975 at 11:30 o'clock A.M., and duly recorded in Vol. M. 75, of DEEDS on Page 5365

FEE \$ 2.00

WM. D. MILNE, County Clerk  
By Hazel Dray Deputy