

#38-9516

Vol. M75 10882

WARRANTY DEED

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

Lot h, Block 14, 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 27, 1973 in M-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 \$36,000.00.

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

Dated this 10th day of September, 1974.

Joe L. Keller
Rosie A. Keller

STATE OF OREGON
COUNTY OF KLAMATH

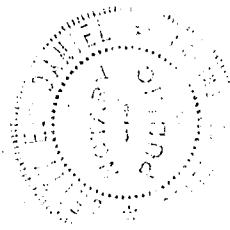
September 10, 1975

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:

Betty E. Daniel
Notary Public of Oregon
My Commission expires: 3/7/77

UNLESS A CHANGE IS REQUESTED
ALL TAX STATEMENTS?

Department of Veteran's Affairs
1225 Ferry Street, S. E.
Salem, Oregon 97310



After recording
return to:
Mr. & Mrs. Jeffrey B.
Franklin
3854 Rio Vista
Klamath Falls, Oregon

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Company
this 12th day of September A. D. 1975 at 3:46 o'clock PM, and duly recorded in
Vol. M75, of Deeds on Page 10882

Fee \$3.00

WM. D. MILNE, County Clerk
By *William D. Milne* Deputy