

7228

WARRANTY DEED

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14311

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

Lot 1, 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 29, 1973, in M-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 \$4,500.00.

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

Dated this 12th day of November, 1975.

STATE OF OREGON
COUNTY OF KLAMATH

November 12, 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:

[Signature]
Notary Public for the State of Oregon
My Commission expires: 3/7/79

AFTER RECORDING RETURN TO:

Mr. and Mrs. Robert Hall
345 Cook Street
Klamath Falls, Oregon 97601
STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO.
this 14th day of NOVEMBER A.D. 1975 at 10:48 o'clock A.M. and
duly recorded in Vol. M 75, of DEEDS on Page 14341

FEE \$ 3.00

W. D. MILNE, County Clerk

[Signature]