

38-10179

01-10076

10396

WARRANTY DEED

Vol. 76 Page

2311

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

Lot 12, Block 10, SEVENTH 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 Seventh Addition to Sunset Village.

SUBJECT TO: Conditions and restrictions imposed by Declaration of Conditions and Restrictions, including the terms and provisions thereof, recorded November 27, 1974, in M-74 at page 15,217.

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 \$5,200.00.

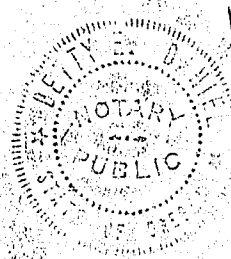
The foregoing recital of consideration is true as I verily believe.

Dated this 2nd day of January, 1976.

STATE OF OREGON  
COUNTY OF KLAMATH

January 2, 1976

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 -  
Filed Feb  
540 Main  
Klamath Falls, OR

*Betty E. Daniel*  
Notary Public for Oregon  
My Commission expires:

3/7/79

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO.  
this 19th day of FEBRUARY A. D. 1976 at 3:47 o'clock P. M., and  
duly recorded in Vol. M 76, of DEEDS on Page 2311

FEES \$ 3.00

Wm. D. MILNE, County Clerk  
By *Hazel Brazil*

1976 FEB 19 PM 3 47