

38-10631

WARRANTY DEED

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

Lot 7, Block 17, EIGHTH 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 Eighth Addition to Sunset Village.

SUBJECT TO: Conditions and restrictions imposed by Declaration of Conditions and Restrictions, including the terms and provisions thereof, recorded March 25, 1974, in M-75 at page 331.

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 \$5,500.00.

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

Dated this 14th day of April, 1976.

STATE OF OREGON
COUNTY OF KLAMATH

April 14, 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 to + fees

FNB

1000 10631
City

Ernest V. Brown

Notary Public for Oregon
My Commission expires November 12, 1978

STATE OF OREGON; COUNTY OF KLAMATH; ss.

For record at request of TRANSAMERICA TITLE INS. CO

this 14th day of APRIL

A.D. 1976 3:50

duly recorded in Vol. M 76

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FEE \$ 3.00

Wm D. MILNE, County Clerk

By *Hayden*