

12889

WARRANTY DEED

JOE L. KELLER and BONIE A. KELLER, husband and wife, hereinafter called grantors, convey to JAMES W. KELLEY and JAMES L. KELLEY, husband and wife, all that real property situated in Clatsop County, State of Oregon, comprising:

Lot 13, Block 3, HUNTER ADDITION, SUBSET VILLAGE in Clatsop County, Oregon

SUBJECT TO: Conditions and restrictions, set back line and utility easements as shown on the plat of said 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, 1975, in 4-75 at page 3817.

and covenants that grantor is the owner of the above described property free of all encumbrances except reservations, restrictions, easements and all line-of-way of record and those apparent upon the land; rules, regulations, laws, and amendments 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.

*[Signature]*  
*[Signature]*

STATE OF OREGON  
 COUNTY OF CLATSOP

April 14, 1976

Personally appeared the above named Joe L. Keller and Bonnie A. Keller, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Return:  
 First Fed.  
 2943 S 6th  
 City

*[Signature]*  
 Notary Public for Oregon  
 My Commission expires November 12, 1978

STATE OF OREGON; COUNTY OF CLATSOP; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO

this 23rd day of APRIL A. D. 1976 at 10:58 A. M.

duly recorded in Vol. M 76 of DEEDS on Page 5966

FEE \$ 3.00

Wm D. MILNE, County Clerk

*[Signature]*