

13372

WARRANTY DEED

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7436

JOE L. KELLER and ROSIE A. KELLER, husband and wife, hereinafter called grantors, conveys to FRED G. W. SCHMIDT and ANITA D. SCHMIDT, husband and wife, all that real property situated in Klamath County, State of Oregon, described as:

Lot 12, Block 12, 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, 1975, in M-75 at page 3318.

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 13th day of May, 1976.

Joe L. Keller
Rosie A. Keller

STATE OF OREGON
COUNTY OF KLAMATH

May 13, 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:



Sherald V. Brown
Notary Public for the State of Oregon
My Commission expires: 11-12-78

Fred G. W. Schmidt
Anita D. Schmidt
5816 - Independence
15 D.

STATE OF OREGON; COUNTY OF KLAMATH; 33.

Ind for record ~~XXXXXX~~ 12; 32
his 19th day of May A. D. 1976 at 12 o'clock PM and
duly recorded in Vol. M 76, of DEEDS on Page 7436

FEE \$ 3.00

Wm. D. MILNE, County Clerk

Hazel D. Hazle

LP 300