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01-10265

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WARRANTY DEED

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

Lot 2, 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, 1975, in M-75 at page 3313.

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 \$12,700.00.

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

Dated this 29th day of June, 1976.

STATE OF OREGON
COUNTY OF KLAMATH

June 29, 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:

Suzanne V. Brown
Notary Public for Oregon
My Commission expires: 11-12-78

INDEXED

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Return To:
FFS+L
Main

Tax Stmts To:
Same

STATE OF OREGON, COUNTY OF KLAMATH; ss.

for record at request of Transamerica Title Ins. Co.
this 2 day of July, A.D. 1976 at 3:54 o'clock P.

duly recorded in Vol. M 76 of deeds on Page 10140
3.00 WM. D. MILNE, County Clerk
By *Hazel Drazie*

STATE OF OREGON, COUNTY OF KLAMATH; ss. re-recorded to correct proper name

I hereby certify that the within instrument was received and filed for record on the 30th day of JULY, A.D., 1976 at 10:42 o'clock A. M., and duly recorded in Vol. M 76 of DEEDS on Page 11675.

FEE \$ 3.00

WM. D. MILNE, County Clerk

By *Hazel Drazie* Deputy

Re-recorded to correct spelling of name

76 JUL 30 AM 10 42

76 JUL 2 PM 3 54