

After recording return to:
Klamath Falls Real Estate
Finance Center
P. O. Box 1060
Klamath Falls, Oregon 97601

Vol. 76 Page 12928

38-11300

WARRANTY DEED

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 6 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 K-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 warranty 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 18th day of August, 1976.

Joe L. Keller
Rosie A. Keller

STATE OF OREGON
COUNTY OF KLAMATH

August 18th, 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:

Until a change is requested, all tax statements shall be sent to the following address:

Rod E. Travis
3860 Rio Vista
Klamath Falls, Oregon 97601

[Signature]
Notary Public for Oregon
My Commission expires: 6-23-80

STATE OF OREGON; COUNTY OF KLAMATH; ss.

For record at request of TRANS-AMERICA TITLE INS. CO.
this 19th day of AUGUST A. D. 1976 at 3:30 o'clock PM and

July recorded in Vol. M 76, of DEEDS on Page 12928

Wm D. MILNE, County Clerk

FEE \$ 3.00

By *Hazel Drazic*