

17881

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## WARRANTY DEED

38-10963

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

Lot 8, 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 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 \$5,600.00.

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 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:

*Return + Taxes*  
*Security Savings*  
*222 S. 6th*

*[Signature]*  
Notary Public for Oregon  
My Commission expires: *4-23-80*

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO.  
THIS 19th day of August A. D. 1976, at 3:30 o'clock PM, and  
July recorded in Vol. 76 of DEEDS on Page 12934

FEE \$ 3.00

Wm. D. MILNE, County Clerk

By *Hazel I. Hazle*