

L#0140-763

TA-38-11536

19938

WARRANTY DEED

Vol. 76 Page 15741

JOE L. KELLER and ROSIE A. KELLER, husband and wife, hereinafter called grantors, conveys to DONOVAN LYLE WILLIAMS and DONNA ANN WILLIAMS, husband and wife, all that real property situated in Klamath County, State of Oregon, described as:

Lot 10, 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 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 \$46,950.00.

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

Dated this 4th day of October, 1976.

Return: First Fed
2943 S. 6th
City

STATE OF OREGON
COUNTY OF KLAMATH

October 4, 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:



Joe L. Keller
Rosie A. Keller

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

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS CO

this 6th day of OCTOBER A. D. 1976 at 3:54 o'clock P.M. and,

duly recorded in Vol. M 76 of DEEDS on Page 15741

FEE \$ 3.00

W. D. MILNE County Clerk

By *Hazel D. Milne*

76 OCT 6 PM 3 54