

21412

WARRANTY DEED

Vol. 76 Page 17870

JOE L. KELLER and ROSIE A. KELLER, husband and wife, hereinafter called grantors, conveys to STEPHEN J. KELLER, a single man, all that real property situated in Klamath County, State of Oregon, described as:

Lot 6, Block 15, EIGHTH ADDITION to SUNSET VILLAGE in Klamath County, Oregon

SUBJECT TO: Conditions and restriction, set back line and utility easements as shown on the plate 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 \$6,000.00.

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

Dated this 9th day of November, 1976.

Joe L. Keller
Rosie A. Keller

STATE OF OREGON
COUNTY OF KLAMATH

November 9, 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:

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

STATE OF OREGON; COUNTY OF KLAMATH; ss.

And for record at request of TRANSAMERICA TITLE INS. CO
this 10th day of NOVEMBER A. D. 19 76 at 10:53 o'clock A. M., or
duly recorded in Vol. M 76 of DEEDS on Page 17880

FEE \$ 3.00

W. D. MILNE, County Clerk

W. D. Milne

Return To:
Joe Keller
6110 Harlan Dr.
KFO 97601