

X# 01-41163 7/A 38-12256

28105

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WARRANTY DEED

JOE L. KELLER and ROSIE A. KELLER, husband and wife, hereinafter called  
grants, conveys to ART P. DAVIS and LEONA H. DAVIS, husband and wife, all that  
real property situated in Klamath County, State of Oregon, described as:

A tract of land situated in Block 12, Tract 1112, Eighth Addition  
to Sunset Village, a duly recorded subdivision, in Klamath County,  
Oregon, more particularly described as follows:

The southwesterly 10 feet of Lot 17 and the following described  
portion of Lot 18, beginning at the mosteasterly corner of said  
Lot 18, thence S57°06'11"W 63.62 feet; thence along the arc of  
a curve to the left (radius = 330.00 feet and central angle =  
00°59'20") 5.79 feet; thence N 33°53'06"W 117.60 feet; thence  
N57°06'11"E 76.31 feet; thence S32°53'46"E 110.61 feet to the  
point of beginning, with bearings based on the plat of said  
Tract 1112.

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 3310.

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 \$47,250.00.

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

Dated this 11th day of April, 1977.

Return: FFS + h  
S. 6th

TAX: same

STATE OF OREGON  
COUNTY OF KLAMATH

April 11, 1977

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:

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

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 14th day of  
APRIL A.D., 19 77 at 3:32 o'clock P M., and duly recorded in Vol M 77  
of DEEDS on Page 6324.

FEE \$ 3.00

WM. D. MILNE, County Clerk

By Glenn D. Draz Deputy