

L# 014 1207 TA 38-12598

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WARRANTY DEED

Vol. 77 Page 8780

JOE L. KELLER and ROSIE A. KELLER, ^{aka Rosie Ann Keller} husband and wife, hereinafter called grantors, conveys to JAMES PAUL HOPPE and REBECCA ANN HOPPE, husband and wife, all that real property situated in Klamath County, State of Oregon, described as:

Lot 7, Block 15, 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 \$37,500.00.

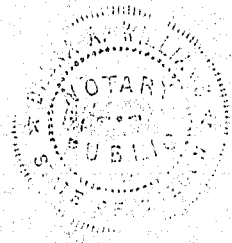
The foregoing recital of consideration is true as I verily believe.

Dated this 18th day of May, 1977.

STATE OF OREGON
COUNTY OF KLAMATH

May 18, 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:



Albra C. Williams
Notary Public for the State of Oregon
My Commission expires: 3-21-81

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO.

this 19th day of MAY A. D. 1977 at 3:40 o'clock P.M., in

deeds recorded in Vol. M77, of DEEDS on Page 8780.

FEE \$ 3.00

Wm D. MILNE, County Clerk
By *Wm D. Milne*

Rel: *Trans*
First Fed
S. 6m