

35716

Vol. 77 Page 17168WARRANTY DEED

JOE L. KELLER and ROSIE A. KELLER, husband and wife, hereinafter called grantors, conveys to ROGER W. SCHOOLER and CHERYL ANN SCHOOLER, husband and wife, all that real property situated in Klamath County, State of Oregon, described as:

Lot 3, Block 1, EAST SUNSET in Klamath County Oregon

SUBJECT TO: Conditions and restrictions, set back line and utility easements as shown on the plat of East Sunset.

SUBJECT TO: Conditions and restrictions imposed by Declaration of Conditions and Restrictions, including the terms and provisions thereof, recorded September 13, 1976, in M-76 at page 14336.

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 \$7,500.00.

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

Dated this 8th day of September, 1977.

Joe L. Keller
Rosie A. Keller

STATE OF OREGON
COUNTY OF KLAMATH

September 8, 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:

Sandra V. Brown
Notary Public for 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 11th day of SEPTEMBER A.D. 1977 at 3:38 o'clock P.M. and

July recorded in Vol. M77, of DEEDS on Page 17168

FEE \$ 3.00

Wm D. MILNE, County Clerk

Barbara H. Petch

RL MTC