

41336

MTC 4665

Vol. ML Page 331WARRANTY DEED

JOE L. KELLER and ROSIE A. KELLER, husband and wife, hereinafter called grantors, conveys to ROD E. TRAVIS, all that real property situated in Klamath County, State of Oregon, described as:

Lot 7, Block 16, 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 show above.

The true and actual consideration for this transfer is \$6,500.00.

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

Dated this 3rd day of January, 1978.

STATE OF OREGON
COUNTY OF KLAMATH

January 3rd, 1978

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:

After recording return to:
Klamath Falls Real Estate Finance Center
P. O. Box 1060
Klamath Falls, Oregon 97601

Susan K. Karsch
Notary Public for the State of Oregon
My Commission expires: 12-6-81

taxes
Rod Travis
3863 Rio Vista Way
K Falls

STATE OF OREGON, COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 6th day of January A.D., 19 78 at 2:44 o'clock P M., and duly recorded in Vol. M78 of Deeds on Page 331.

FEE \$3.00

WM. D. MILNE, County Clerk

By Susan K. Karsch Deputy