

01-11220

M/T 6495

49280

WARRANTY DEED

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

Lot 10, Block 1, SUNSET EAST in Klamath County, Oregon

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

SUBJECT TO: Conditions and restrictions imposed by Declaration of Conditions and Restrictions, including the terms and provisions thereof, recorded September 13, 1976 in H-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 \$45,000.00.

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

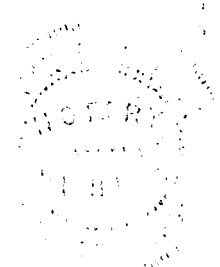
Dated this 12th day of May, 1978.

Joe L. Keller
Rosie A. Keller

STATE OF OREGON
COUNTY OF KLAMATH

May 12, 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:



Susan K. Karch
Notary Public for the State of Oregon
My Commission expires: *12/31/81*

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of *Mountain Title Co.*
this *11th* day of *May* A. D. 19 *78* at *3:39* P. M. on
tuly recorded in Vol. *1178*, of *Deeds* Page *11598*

Wm D. Milne, County Clerk
By Bernhardt

Fee \$3.00

Return
MTC