

52923

WARRANTY DEED (INDIVIDUAL) Vol. ^m 78

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JOE L. KELLER and ROSIE A. KELLER, husband and wife

hereinafter called grantor, convey(s) to

HILTON H. DONELSON and LESLIE A. DONELSON, husband and wife

of Klamath, State of Oregon, described as:

Lot 13, Block 1, Tract No. 1116, SUNSET EAST, in the County of Klamath State of Oregon.

SUBJECT TO:

1. 1978-79 taxes, a lien in an amount to be determined, but not yet payable.
2. Regulations, including levies, liens, assessments, rights of way and easements of the North Suburban Sanitary District.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Sunset East.
4. Covenants, easements and restrictions, but omitting restrictions, if any based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded September 13, 1976 in Book M-76 at page 14336.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as set forth above

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 \$ 57,000.00

Dated this 24th day of August, 1978

Joe L. Keller
Joe L. Keller

Rosie A. Keller
Rosie A. Keller

STATE OF OREGON, County of Klamath

On this date, August 24th, 1978 personally appeared the above named Joe L. Keller and Rosie A. Keller and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 4-5-80

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

KELLER

TO

DONELSON

After Recording Return to: & Taxes to
Hilt & Leslie Donelson
4423 El Cerrito Way
Klamath Falls, Oregon 97601

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record on the 24th day of August, 1978 at 10:42 o'clock A.M. and recorded in book N78 on page 17197 Records of Deeds of said County.

Witness my hand and seal of County affixed.

W. D. McInnis

County Clerk

By Richard S. Lubch
Deputy
Fee \$3.00