

56374

WARRANTY DEED

MTC 7156 Vol. 18 Page 23494

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 14, Block 14, SEVENTH 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 Seventh Addition to Sunset Village.

SUBJECT TO: Conditions and restrictions imposed by Declaration of Conditions and Restrictions, including the terms and provisions thereof, recorded November 27, 1974, in M-74 at page 15217.

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 9 day of October, 1978.

STATE OF OREGON
COUNTY OF KLAMATH

October 9, 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:

Lu Nelson
Notary Public for the State of Oregon
My Commission expires: 2-3-79

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.
this 19th day of October A. D. 1978 at 2:21 clock P. M., and
fully recorded in Vol. M78 of Deeds on Page 23494

Wm. D. MILNE, County Clerk

Fee \$3.00

after recording returns to:
U.S. National Bank of Ore.
Real Estates Contracts Branch
P.O. Box 1060
Klamath Falls, Ore. 97601
Attn: Bertha