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WARRANTY DEED

JOE L. KELLER and ROSIE A. KELLER, husband and wife, hereinafter called grantors, conveys to STEPHEN J. KELLER, a single man, all that real property situated in Klamath County, State of Oregon, described as:

Lot 7, Block 18, NINTH 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 Ninth Addition to Sunset Village.

SUBJECT TO: Conditions and restrictions imposed by Declaration of Conditions and Restrictions, including the terms and provisions thereof, recorded January 25, 1978, in M-78 at page 1523.

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 $8,500.00.

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

Dated this 22nd day of January, 1979.

Joe L. Keller

Rosie A. Keller

STATE OF OREGON
COUNTY OF KLAMATH

January 22, 1979

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:

Gerald V. Brown
Notary Public for the State of Oregon
My Commission expires: 11-12-82

NOTARY PUBLIC OF OREGON

Joe Keller
6110 Vardan Dr.
K 70

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Joe Keller

this 22nd day of January A. D. 1979 at 2:53 o'clock P.M., and duly recorded in Vol. M79, of Deeds on Page 1826

Wm D. MILNE, County Clerk

By Bernetha Hilton

Fee $3.00

2:53 PM JAN 22

SAL 3.00