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64444

WARRANTY DEED (INDIVIDUAL)

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STEPHEN J. KELLER

JULIUS S. HOLMES and NANCY E. HOLMES, hereinafter called grantor, convey(s) to husband and wife

of Klamath, State of Oregon, described as: all that real property situated in the County

Lot 7, Block 18, Tract No. 1127, NINTH ADDITION TO SUNSET VILLAGE, in the County of Klamath, State of Oregon.

SUBJECT TO:

- 1) Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
- 2) An easement created by instruments recorded March 5, 1973 in Book M-73 on Page 2293.
- 3) Covenants, easements and restrictions imposed by instrument, including the terms thereof recorded January 25, 1978 in Book M-78 on Page 1523.
- 4) Restrictions, as shown on the recorded plat of Ninth Addition to Sunset Village.

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

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 \$ 67,500.00.Dated this 15th day of March, 19 79.*Stephen J. Keller*STATE OF OREGON, County of Klamath) ss.On this 22 day of MarchStephen J. Keller, 19 79 personally appeared the above named instrument to be his voluntary act and deed. and acknowledged the foregoing

Before me:

Donna K. Rick
 DONNA K. RICK
 NOTARY PUBLIC-OREGON
 My Commission Expires 4/21/79

Notary Public for Oregon

My commission expires:

- * 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)

TO

After Recording Return to:

Mr. & Mrs. Julius S. Holmes
 4043 Valinda
 Klamath Falls, OR 97601

Tax Statements:

Department of Veterans' Affairs
 1225 Ferry Street S.E.
 Salem, OR 97310

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record
 on the 22nd day of March, 1979,
 at 3:21 o'clock P. M. and recorded in book M79
 on page 6514 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

By Bernetha Shitsch Deputy

Fee \$3.00