

68727

Vol. <sup>17</sup> 79 Page 13577WARRANTY 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 10, Block 2, 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 M-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 \$9,000.00.

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

Dated this 7th day of June, 1979.

STATE OF OREGON  
COUNTY OF KLAMATH

June 7, 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:

*David J. Baker*  
Notary Public for the State of Oregon  
My Commission expires: 8-8-83

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 8th day of June A.D., 19 79 at 3:52 o'clock P M., and duly recorded in Vol. 13577 of Deeds on Page 13577.

FEE \$3/00

WM. D. MILNE, County Clerk

By *Bernice A. Hutsch* Deputy