

71820

WARRANTY DEED

Vol. ^m 79 Page ~~18534~~

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 1 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 \$7,500.00.

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

Dated this 3rd day of August, 1979.

J. S. Keller
Rosie A. Keller

State of Oregon
County of Klamath

August 3, 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:

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

Joe Keller
6110 N. Laram Dr.
K 1.0

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 3rd day of August A.D., 19 79 at 2:22 o'clock P M., and duly recorded in Vol M70 of Deeds on Page 18533.

FEE \$3.50

WM. D. MILNE, County Clerk
By Bonetha J. DeLoach Deputy