

37538

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9747

WARRANTY DEED

JOE L. KELLER and ROSIE A. KELLER, husband and wife, hereinafter called grantors, conveys to ROBERT WESLEY BURK, JR., and KATHY ANN BURK, husband and wife, all that real property situated in Klamath County, State of Oregon, described as:

The Westerly 15 feet of Lot 34, Block 3, 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 \$1.00.

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

Dated this 30 day of May, 1984.

SEND THIS TO E
RETURN TO
KLAMATH CO
540 MAIN
EF3 37601

Joe L. Keller
Rosie A. Keller

STATE OF OREGON
COUNTY OF KLAMATH

May 30, 1984

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:

Darlene Truher

Notary Public for the State of Oregon
My Commission expires: 6-16-84

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 11th day of June A.D., 1984 at 10:46 o'clock A M, and duly recorded in Vol. M84, of Deeds on page 9747.

EVELYN BIEHN, COUNTY CLERK

by: Ann Smith, Deputy

Fee: \$ 4.00