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TA # M-38-1216-6
WARRANTY DEED (INDIVIDUAL)

Vol. M81 Page 11962

JAMES R. BURTON and STACIA M. BURTON, husband and wife

GENE GARDNER

, hereinafter called grantor, convey(s) to

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

Lot 21, KENNICOTT COUNTRY ESTATES, in the County of Klamath, State of Oregon.

Subject to:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Kennicott Country Estates.
4. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument including the terms thereof, recorded April 15, 1960 in Book: 14 Page:45.

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

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 \$ 51,400.00 *Dated this 26th day of June, 19 81.James R. Burton
James R. BurtonStacia M. Burton
Stacia M. BurtonSTATE OF OREGON, County of Klamath) ss.On this 30th day of June, 19 81 personally appeared the above named James R. Burton and Stacia M. Burton and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Darlene V. Addington
Notary Public for OregonMy commission expires: 3-22-85

- * 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

STATE OF OREGON,)

County of Klamath) ss.I certify that the within instrument was received for record on the 1st day of July, 19 81 at 3:41 o'clock P.M. and recorded in book M81 on page 11962 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

County Clerk

By Bernetha H. Heltsch Title Deputy

Fee \$3.50

After Recording Return to: Tapes!Mr. Gene Gardner
5887 Estate Dr.
City, 97601