

32507

TA M-27053-1
WARRANTY DEED (INDIVIDUAL)Vol. m84 Page - 737

ELTON B. ROMINE

hereinafter called grantor, convey(s) to

FRANK SNOWDEN and DEBBIE SNOWDEN, husband and wife

all that real property situated in the County

of Klamath, State of Oregon, described as:

Lot 32, MODOC POINT, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, as shown on the recorded plat of Modoc Point.
2. An easement created by instrument, including the terms and provisions thereof,
 Dated : May 5, 1958
 Recorded : May 5, 1958 Book: 299 Page: 239
 In favor of : Frank L. Anderson and Gertrude Anderson and Ruby Holiday
 (for well and pipe lines)

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.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record
 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 \$ 4,000.00.

Dated this

6th

day of

January1983.

Elton B. Romine
 ELTON B. ROMINE

STATE OF OREGON, County of Klamath) ss.

January 6, 1984 personally appeared the above named
Elton B. Romine and acknowledged the foregoing
 instrument to be his voluntary act and deed.

Before me:

Wardene V. Addington
 Notary Public for Oregon

My 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)

Elton B. Romine

TO

Frank Snowden

Debbie Snowden

After Recording Return to: & Taxes

Frank Snowden

Debbie Snowden

P.O. Box 561

Fort Klamath, OR

97626

STATE OF OREGON,

County of

Klamath

) ss.

I certify that the within instrument was received for record
 on the 13th day of January, 1984
 at 3:48 o'clock P.M. and recorded in book 328
 on page 737 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

Klamath County Clerk

Title

By

Pam Smith

Deputy

Fee: 24.00