

33248

TA-8-38-27100-6  
WARRANTY DEED (INDIVIDUAL)

Vol. 1184 Page 1967

GEORGE MARVIN MABE BURTON and BEVERLY SUE BURTON, husband and wife  
 GARY J. ROMINE, hereinafter called grantor, convey(s) to  
 of Klamath, State of Oregon, described as: all that real property situated in the County

Lot 3, EXCEPT the West 5 feet thereof, in Block 2, WEST HILLS HOMES,  
 in the County of Klamath, State of Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except  
 See attached Exhibit "A"  
 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 \$ 63,500.00.

Dated this 3rd day of February, 1984.

George Marvin Mabe Burton  
 Beverly Sue Burton

STATE OF OREGON, County of Klamath ) ss.

On the 3rd day of February, 1984 personally appeared the above named  
 George Marvin Mabe Burton & Beverly Sue Burton and acknowledged the foregoing  
 instrument to be their voluntary act and deed.

Before me:

Lusan C. Tatzke  
 Notary Public for Oregon

My commission expires: 11-2-86

- \* 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

After Recording Return to:

TAX STATEMENTS TO:  
 Gary J. Romine  
 2445 Lindley Way  
 Klamath Falls, Ore.  
 97601

STATE OF OREGON,

County of ) ss.

I certify that the within instrument was received for record  
 on the day of 19  
 at o'clock M. and recorded in book  
 on page Records of Deeds of said County.

Witness my hand and seal of County affixed.

By Title  
 Deputy

EXHIBIT "A"

SUBJECT TO:

1. An easement created by instrument, including the terms and provisions thereof,  
 Recorded : December 31, 1959 Book: 318 Page: 108  
 In favor of : The California Oregon Power Company  
 For : Electric transmission line
  2. Restrictions, set back provisions and utility easements as delineated on the recorded plat of West Hills Homes, but omitting restrictions, if any, based on race, color, religion or national origin.
  3. 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 25, 1961 Book: 329 Page: 91
  4. Subject to an easement, as disclosed by instrument  
 Dated : May 26, 1977 Book: M-77 Page: 9403  
 Recorded : May 31, 1977  
 To wit : "subject to an underground drainage easement over the East 4 feet of subject property in conformance with Klamath County Road requirements"
  5. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$35,000.00  
 Dated : May 27, 1977 Book: M-77 Page: 9404  
 Recorded : May 31, 1977  
 Mortgagor : George M. M. Burton and Beverly S. Burton, husband and wife  
 Mortgagee : State of Oregon, represented and acting by the Director of Veterans' Affairs
- which Mortgage the Grantees herein assume and agree to pay according to the terms contained therein.

STATE OF OREGON, )  
 County of Klamath )  
 Filed for record at request of

on this 7th day of Feb. A.D. 19 84  
 at 10:35 o'clock A M, and duly  
 recorded in Vol. M84 of Deeds  
 Page 1907  
 EVELYN BIEHN, County Clerk  
 By Pam Smith Deputy  
 Fee 8.00