

38207

ATC-8-27719
WARRANTY DEED (INDIVIDUAL)

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GERALD L. SWITZLER and BARBARA R. SWITZLER, husband and wife
hereinafter called grantor, convey(s) to
RUSSELL R. RAMOS and DANITA S. RAMOS, husband and wife
all that real property situated in the County
of Klamath, State of Oregon, described as:

Lot 8, Block 2, Tract No. 1016, GREEN ACRES, 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 \$ 55,000.00.*

Dated this 27th day of June, 1984.

Gerald L. Switzler
Barbara R. Switzler

STATE OF OREGON, County of Klamath ss.

On the 28TH day of June, 1984 personally appeared the above named
Gerald L. Switzler and Barbara R. Switzler and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Susan C.
Notary Public for Oregon

My commission expires: 6-27-88

- * 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:
Mr. + Mrs. Russell R. Ramos
5224 Primrose
Klamath Falls, Oregon
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. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Green Acres.

2. An easement created by instrument, including the terms and provisions thereof,

Dated : January 16, 1956 Book: 289 Page: 225
 Recorded : January 21, 1957
 In favor of : California Oregon Power Company
 : Pole line across N $\frac{1}{2}$ N $\frac{1}{2}$ NE $\frac{1}{4}$ Section 12
 For : Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, Book: M-70 Page: 6147

Recorded : July 24, 1970
 4. 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 \$20,900.00 Book: M-72 Page: 10539

Dated : September 15, 1972
 Recorded : September 18, 1972 Book: M-72 Page: 10539
 Mortgagor : Gerald L. Switzler and Barbara R. Switzler, husband and wife
 : State of Oregon, represented and acting by the Director of Veterans' Affairs
 Mortgagee : which Mortgage the Grantees herein assume and agree to pay according to the terms contained therein.

5. Water Use Agreement, including the terms and provisions thereof, dated September 7, 1972, recorded September 18, 1972 in Book M-72 at page 10542, Microfilm Records, between H. Dean Mason and Joan C. Mason, husband and wife, and Gerald L. Switzler and Barbara Switzler, husband and wife.

6. 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 \$3,500.00 Book: M-77 Page: 24351

Dated : December 16, 1977
 Recorded : December 16, 1977 Book: M-77 Page: 24351
 Mortgagor : Gerald L. Switzler and Barbara R. Switzler, husband and wife
 : State of Oregon, represented and acting by the Director of Veterans' Affairs
 Mortgagee : 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 28 day of June A.D. 19 84
 at 11:06 o'clock A M, and duly
 recorded in Vol. M84 of Deeds
 Page 10807
 EVELYN BIEHN, County Clerk
 By Ann Smith Deputy
 Fee 8.00