

05 MAR 2 AM 11:46

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After Recording Return to:

**DON D ROMANO and SHARROL A LYONS**

13328 Old Fort Rd.  
Klamath Falls OR 97601

Until a change is requested all tax statements

Shall be sent to the persons & address shown above.

State of Oregon, County of Klamath

Recorded 03/02/2005 11:46 A m

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

*Aspen 60634/MR*

**WARRANTY DEED**

(INDIVIDUAL)

RONALD S. BERTON, herein called Grantor, convey(s) to **DON D ROMANO and SHARROL A LYONS**, not as tenants in common, but with rights of survivorship, herein called Grantees, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 17, Block 8, PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the North 75 feet thereof.

R-3909-002BB-05700-000 Key No.: R516016

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, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

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 **\$89,000.00**.  
(here comply with the requirements of ORS 93.930)

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated: March 1, 2005

*Ronald S. Berton*

RONALD S. BERTON

STATE OF OREGON, County of **Klamath**) ss.

On March 2, 2005, personally appeared the above named **RONALD S. BERTON** and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:



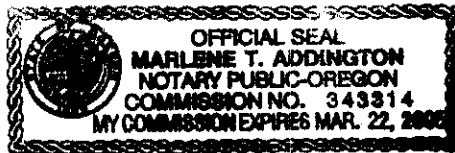
525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00060634

Before me:

*Marlene T. Addington*  
Notary Public for Oregon

My commission expires: **March 22, 2005**

Official Seal



*21A*