

41927

WARRANTY DEED (INDIVIDUAL)

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1137

MELVIN U. GROTE and ELLEN I. GROTE, husband and wife

hereinafter called grantor, convey(s) to

RAYMOND W. MINEAR and MARIE E. MINEAR, husband and wife

all that real property situated in the County  
of Klamath, State of Oregon, described as:Lots 1, 2, 3, 4, 5, and 6 In Block 32 of FOURTH ADDITION NIMROD  
RIVER PARK, Klamath County, Oregon.

SUBJECT TO: All contracts, proceedings, taxes and assessments re-  
lating to the "Special Road District Nimrod Park". Restrictions  
shown on the plat of Fourth Addition to Nimrod River Park. 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 March 13, 1967 in Book M-67 at  
Page 1751 and Amended July 6, 1967 in Book M-67 at Page 5062, Klamath  
County Records.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except \_\_\_\_\_  
those stated above

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 \$ 36,000.00 \*

\*\*

Dated this 18th day of January, 1978.

Melvin U. Grote  
Melvin U. Grote

Ellen I. Grote  
Ellen I. Grote

STATE OF OREGON, County of Klamath ) ss.

On this 18th day of January, 1978 personally appeared the above named  
Melvin U. Grote and Ellen I. Grote and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me:

Martha L. Lohs  
Notary Public for Oregon

My commission expires: 7-21-81

\* 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:

Mr. and Mrs. Minear

General Delivery  
Spokane River, OR  
97639

taxes also

STATE OF OREGON,

) ss.

County of Klamath

I certify that the within instrument was received for record  
on the 18th day of January, 1978  
at 3:12 o'clock P M. and recorded in book M78  
on page 1137 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Martha L. Lohs Deputy

Fee \$3.00