

1-174

2498

K. 34670

WARRANTY DEED

Vol. 1381 Page 13351



KNOW ALL MEN BY THESE PRESENTS, That

BERT G. GABBARD, JR. and IDA GABBARD, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

DILLARD BOLTON, a single man

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 17, Block 34, of the 4th Addition to Nimrod River Park according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

- 1) Taxes for 1981-82 are now a lien but not yet payable.
- 2) Rules, regulations and assessments of Special Road District, Nimrod Park.
- 3) Reservations and restrictions contained in the dedication of 4th Addition to Nimrod River Park.
- 4) Declaration of Restriction for 4th Addition to Nimrod River Park, recorded March 13, 1967, in Volume M67, page 1751, Microfilm Records of Klamath County, Oregon.
- 5) Amendment to Declaration of Restrictions, dated June 30, 1967, recorded July 6, 1967, in Volume M67, page 5062, Microfilm Records of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To have and to hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as shown above

and that

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 2,000.00

However, the actual consideration consists of or includes other property or value, greater or less than that stated here, the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 14th day of July, 1981; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)



OFFICIAL SEAL  
HELEN K. RHODEN  
NOTARY PUBLIC - CALIFORNIA  
LOS ANGELES COUNTY  
My comm. expires NOV 4, 1981

BERT G. GABBARD, JR.

IDA GABBARD

CALIFORNIA

STATE OF OREGON

County of Los Angeles } ss.  
July 17, 1981

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

, 19\_\_

Personally appeared \_\_\_\_\_ and

each for himself and not one for the other, did say that the former is the

\_\_\_\_\_ president and that the latter is the

\_\_\_\_\_ secretary of \_\_\_\_\_

\_\_\_\_\_ a corporation,

and that the seal affixed to the foregoing instrument is the corporate seal

of said corporation and that said instrument was signed and sealed in be-

half of said corporation by authority of its board of directors; and each of

them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Before me:  
Helen K. Rhoden

Notary Public for California Notary Public for Oregon

My commission expires: Nov. 4, 1981 My commission expires:

B. G. Gabbard, Jr. &amp; Ida Gabbard

14737 Colbalt Street

Sylmar, CA 91342

GRANTOR'S NAME AND ADDRESS:

Dillard Bolton

1100 W. Alondra Blvd. #40

Compton, CA 90220

GRANTEE'S NAME AND ADDRESS:

After recording return to:

Dillard Bolton

1100 W. Alondra Blvd. #40

Compton, CA 90220

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Dillard Bolton

1100 W. Alondra Blvd. #40

Compton, CA 90220

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 27th day of July, 1981, at 11:46 o'clock A.M., and recorded in book/reel/volume No. M81 on page 13351 or as document/fee/file/instrument/microfilm No. 2498, Record of deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By: Kenneth A. Black Deputy