

50321

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117-14195
WARRANTY DEED

GARY VANCE MALROY, Grantor, conveys and warrants to ALFRED WALTER ABRAO, Grantee, the following described real property free of encumbrances except as specifically set forth herein in Klamath County, Oregon, to-wit:

Block 72, Lot 5 of the 5th Addition to Nimrod River Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The said property is free of encumbrances except:

1. Easements as contained in plat dedication, to wit:
"Subject to a sixteen (16) foot easement for future public utilities along the back and side lines of all lots, said easements to be centered on lines of adjacent lots; subject also to a twenty (20) foot building setback line along the front of all lots and to easements and restrictions of record and additional restrictions as provided in any recorded protective covenants."
2. Reservations, restrictions and easements as contained in Deed of Tribal Property recorded September 10, 1959 in Volume 315, page 530, Deed Records of Klamath County, Oregon.
3. Covenants, conditions and restrictions, as set forth in Declaration of Restrictions recorded March 13, 1967 in Volume M67, page 1751, and Amendment thereto, recorded July 6, 1967 in Volume M67, page 5062, Microfilm Records of Klamath County, Oregon.
4. All contract proceedings, taxes and assessments relating to the Special Road District Nimrod Park and all rights of way for roads, ditches, canals and conduits, if any there may be. The Order creating the Improvement District was recorded February 17, 1966 in Book M66, page 2325, Microfilm Records of Klamath County, Oregon.

The true consideration for this conveyance is \$2,000.00.
Dated this 8th day of June, 1985

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

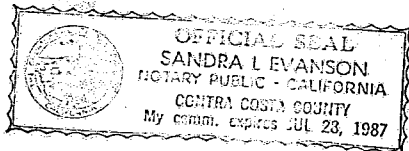
X Gary Malroy / Gary Vance Malroy

State of California
County of Contra Costa } ss.

On this the 20th day of June, 1985, before me,

Sandra L. Evanson
Notary's Name (typed or printed)
the undersigned Notary Public, personally appeared

Gary Vance Malroy



☐ personally known to me
☒ proved to me on the basis of satisfactory evidence
to be the person(s) whose name(s) is subscribed to the
within instrument, and acknowledged that he executed it.
WITNESS my hand and official seal.

(This area for official notarial seal)

Sandra L. Evanson
Notary's Signature

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GARY VANCE MALROY

Grantor

ALFRED WALTER ABRAD

Grantee

STATE OF OREGON, County of Klamath) ss.

I certify that the within instrument was received for record on the 26th day of June, 1985, at 8:37 o'clock A.M., and recorded in book/reel/volume No. M85, on page 9716 or as fee/file/instrument/microfilm/reception No. 59321, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Name By [Signature] Title Deputy

Fee: \$9.00

After recording return to:

ALFRED WALTER ABRAD
729 Alhambra Rd
EL Sobrante Calif 94803

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

ALFRED WALTER ABRAD
729 Alhambra Rd
EL Sobrante Calif
94803