

50407

WARRANTY DEED

MELVIN U. GROTE and ELLEN I. GROTE

KNOW ALL MEN BY THESE PRESENTS, That

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

KENNETH W. ROBINSON

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:

Lots 1, 2, 3, 4, 5, and 6 in Block 32 of FOURTH ADDITION NIMROD RIVER PARK, Klamath County, Oregon.

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."

MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

(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 stated on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed

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 \$ 36,000.00

HOWEVER, THE ACTUAL CONSIDERATION CHANGES OF VALUE OF THE PROPERTY OF VALUE GIVEN OR PROMISED WHICH IS THE WHOLE 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 26th day of June, 1985; 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.

MELVIN U. GROTE

ELLEN I. GROTE

STATE OF OREGON, County of

STATE OF OREGON

County of Klamath

June 26, 1985

Personally appeared the above named

MELVIN U. GROTE and ELLEN I. GROTE

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

Notary Public for Oregon

My commission expires:

Melvin U. Grote and Ellen I. Grote

P.O. Box 2010
Sparks, NV 89431

GRANTOR'S NAME AND ADDRESS

Kenneth W. Robinson

P.O. Box 1535
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 1985, at o'clock M., and recorded in book on page or as file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By

Deputy

- continued from the reverse side of this deed -

SUBJECT TO:

1. The premises herein described lie within and are subject to the levies and assessments of the Nimrod Park Road District.
2. 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 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."
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. Reservations, restrictions, and easements, and easements as contained in Deed of Tribal Property recorded September 10, 1959, in Deed Volume 315, page 5330, Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ..

this 27th day of June A. D. 19 85 at 2:11 o'clock P M., and
duly recorded in Vol. 1185, of Deeds on Page 9892

By EVELYN BIEHN, County Clerk
Ram Smith

Fee: \$9.00

