



62035222

WARRANTY DEED

AFTER RECORDING RETURN TO:

Philip E. GIBSON

MARGARET E. GIBSON

12224 Daphne Ln #209

Silverdale, WA 98383

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

MELVIN U. GROTE AND ELLEN I. GROTE ^(C) HUSBAND AND WIFE hereinafter
called GRANTOR(S), convey(s) to ~~Philip E.~~ ^(C) GIBSON AND MARGARET E. ^(C)
GIBSON, HUSBAND AND WIFE hereinafter called GRANTEE(S), all that
real property situated in the County of KLAMATH, State of
Oregon, described as:

Lots 1 thru 6, Block 32, FOURTH ADDITION TO NIMROD RIVER PARK,
in the County of Klamath, State of Oregon.

CODE 10 MAP 3610-11A0 TL 4900

"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 covenant(s) that grantor is the owner of the above described
property free of all encumbrances except 1) Conditions,
Restrictions as shown on the recorded plat of Fourth Addition to
Nimrod River Park. 2) Easement as shown on the plat: For: A
16 foot easement for future public utilities along the back and
side line of all lots, said easement to be centered on lines of
adjacent lots; subject also to a 20 foot building set back line
along the front of all lots and to easements and reservations of
record and additional restrictions as provided in any recorded
protective covenants. 3) Subject to rules and regulations of
Fire Patrol District. 4) This property lies within and is
subject to the levies and assessments of the Nimrod Park Road
District. 5) This property lies within and is subject to the
levies and assessments of the Nimrod Sanitary District. 6)
Declaration of Conditions and Restrictions, but omitting any
restrictions based on race, color, religion or national origin
appearing of record: Recorded on March 13, 1967 in Book M-67 at
page 1751. As amended by instrument: Recorded on July 6, 1967
in Book M-67 at page 5062.

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
\$30,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 7th day of June, 1990.

Melvin U. Grote
MELVIN U. GROTE

Ellen I. Grote
ELLEN I. GROTE

STATE OF OREGON, County of Lane) ss.

June 11, 1990.

Personally appeared the above named MELVIN U. GROTE AND ELLEN I.
GROTE and acknowledged the foregoing instrument to be their
voluntary act and deed.

Continued on next page

50 4 10 05
JUN 11 1990

WARRANTY DEED
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12090

Before me: *[Signature]*
Notary Public for OREGON
My Commission Expires: 4/18/97

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 19th day
of June A.D. 19 90 at 4:05 o'clock P.M., and duly recorded in Vol. M90
of Deeds on Page 12089

FEE \$33.00

Evelyn Biehn -County Clerk

By *Pauline Mullendare*