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WARRANTY DEED

AFTER RECORDING RETURN TO: AHLLPIP GIBSON MARGARETEGIBSON IR224 Duphive LN #209 Sulverdale, WA 98383

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

MELVIN U. GROTE AND ELLEN I. GROTE HUSBAND AND WIFE hereinafter called GRANTOR(S), convey(s) to HitthPGGIBSON AND MARGARET E. 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 uncumbrances 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 pbulic 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 ire 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 Mrch 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.

Ellen el. Juite U X HELVIN U. GROTE ELLEN I. GROTE

STATE OF OREGON, County of 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

WARRANTY DEED PAGE 2	
Bofore me: // Notary Public for My Commission Expi	The NEUBARIAN

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## STATE OF OREGON: COUNTY OF KLAMATH: ss.

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