

**PROVIDER**
THE 1st DEED CO.

85007

WARRANTY DEED

Vol. 1780 Page 9939KNOW ALL MEN BY THESE PRESENTS, That SAMUEL WALLEN and GEORGIA L. WALLEN, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TERESA D. KNIGHT, hereinafter called 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 31, Block 1, as shown on the map entitled "SPRAGUE RIVER VALLEY ACRES", as per plat filed April 21, 1969 in book 18, page 41 in the County Clerk's office of Klamath County, Oregon.

SUBJECT TO:

1. Reservations and restrictions as disclosed by Deed of Tribal Property recorded September 16, 1959 in Volume 315, page 652, Klamath County Deed Records.
2. Utility easements as delineated on the recorded plat along rear and side lines.
3. Setback provisions as delineated on the recorded plat, 20 feet from front lot line.
4. Covenants, easements and restrictions, imposed by instrument recorded April 30, 1969 in Volume M69, page 3171, Klamath County Microfilm Records.
5. Articles of Association recorded April 30, 1969 in Volume M69, page 3174, Klamath County Microfilm Records. Said Articles were amended by instrument recorded May 21, 1976 in Volume M76, page 7574, Klamath County Microfilm Records.

(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 set forth above and apparent upon the land,

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 \$ 2,800.00

Ⓢ However, the actual consideration consists of or includes other property or value given or promised which is the whole part of 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 19 day of May, 1980; 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
PETTE H. MEHEGAN
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
My comm. expires AUG 24, 1983

Samuel Wallen
Georgia L. Wallen

STATE OF OREGON, CALIFORNIA)

County of San Diego) ss.
May 30, 1980

Personally appeared the above named Samuel Wallen and Georgia L. Wallen

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

Before me: Pette H. Mehegan
(OFFICIAL SEAL) Notary Public for ~~Oregon~~ California
My commission expires:

STATE OF OREGON, County of KLAMATH) ss.
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Personally appeared Samuel Wallen and Georgia L. Wallen, who, being duly sworn, 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

KLAMATH RIVER VALLEY ACRES, 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 behalf 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)

Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Teresa D. Knight
1781 Newport
Grover City, Ca. 93433

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,)

County of KLAMATH) ss.

I certify that the within instrument was received for record on the 2nd day of June, 1980, at 3:02 o'clock P.M., and recorded in book MS0 on page 9939 or as file/reel number 85007, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Berntha A. Fetsch Recording Officer
Deputy

Fee \$3.50

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