

87882

KNOW ALL MEN BY THESE PRESENTS, That

WALLACE W. DINER and LOTTIE F. DINER,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by VALLEY ACRES LAND COMPANY, 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:

Lots 5 and 6, Block 17, 2ND ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

- SUBJECT TO:
1. Taxes for the fiscal year 1980-1981, a lien, not yet due and payable.
 2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Nimrod River Park Road District.
 3. Reservations as contained in plat dedication.
 4. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded June 10, 1966 in Volume M66, page 6074, Microfilm Records of Klamath County, Oregon.

(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 above or 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 \$4,000.00. (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 30th day of July, 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.

OFFICIAL SEAL
ROXANNE WALTERS
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
RIVERSIDE COUNTY
California Commission Expires June 10, 1983

STATE OF OREGON, County of Riverside, ss.
July 30, 1980

Personally appeared the above named
WALLACE W. DINER and LOTTIE F. DINER,
husband and wife

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

(OFFICIAL SEAL)

Before me,

Notary Public for Oregon
My commission expires:

Notary Public for Oregon
My commission expires:

Mr. & Mrs. Wallace W. Diner
581 Tercero Circle
Palm Springs, CA 92262

GRANTOR'S NAME AND ADDRESS
VALLEY ACRES LAND COMPANY
P.O. Box 27
Sprague River, OR 97639

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

WALLACE W. DINER

LOTTIE F. DINER

STATE OF OREGON, County of

ss.

Personally appeared

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

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)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 7th day of August, 1980, at 9:14 o'clock A.M., and recorded in book M80 on page 14649 or as file/reel number 87882. Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne
By Bernetha A. Helach Deputy
Recording Officer

Fee \$3.50