

93508

WARRANTY DEED

Vol. M80 Page 23849

KNOW ALL MEN BY THESE PRESENTS, That

HORACE W. NANNARY and GRACE M. NANNARY,

husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by VALLEY ACRES LAND COMPANY, a Delaware corporation

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 6, Block 22, SECOND 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. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Nimrod River Park Road District.
2. Reservations as contained in plat dedication.
3. 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

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 \$ 1,750.00

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 1st day of December, 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 completed by a corporate grantor, attach corporate seal)



PEGGY J. LEWIS
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
SACRAMENTO COUNTY
My Commission Expires Aug. 24, 1984

STATE OF CALIFORNIA } ss.
County of Sacramento }
December 1, 1980.

Personally appeared the above named
HORACE W. NANNARY and GRACE M. NANNARY, husband and wife
and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me: Peggy J. Lewis
Peggy J. Lewis

Notary Public for Oregon California
My commission expires: August 24, 1984

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Mr. & Mrs. Horace W. Nannary
6831 Capital Circle
Sacramento, CA 95828-95828

GRANTOR'S NAME AND ADDRESS

Valley Acres Land Company
P.O. Box 27
Sprague River, OR 97639

GRANTEE'S NAME AND ADDRESS

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, } ss.

County of Klamath

I certify that the within instrument was received for record on the 9th day of December, 1980, at 2:39 o'clock P.M., and recorded in book M80 on page 23849 or as file/reel number 93508.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

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

Fee \$3.50