

KNOW ALL MEN BY THESE PRESENTS, That JOHN L. WETTON

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 25, Block 9, 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, 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

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 \$ 2,750.00

~~Whereby the actual consideration consists of or includes other property or value given or promised which is the whole consideration and value which is~~ (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 20<sup>th</sup> day of December, 19 80; 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)

STATE OF ~~OREGON~~ CALIFORNIA )  
County of SAN MATEO ) ss.  
December 20, 19 80.

Personally appeared the above named

JOHN L. WETTON

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

Before me:  
(OFFICIAL SEAL)   
Notary Public for Oregon  
My commission expires 7/14/82

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19 \_\_\_\_\_

Personally appeared \_\_\_\_\_ and

\_\_\_\_\_, 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)

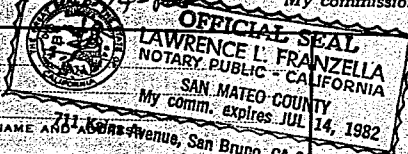
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

Mr. John L. Wetton  
711 Barcelona  
Milbrae, CA 94030

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

After recording return to:

SAME AS GRANTEE



STATE OF OREGON,  
County of Klamath ) ss.

I certify that the within instrument was received for record on the 14th day of January, 19 81, at 3:27 o'clock P.M., and recorded in book M81 on page 704 or as file/reel number 94748.

SPACE RESERVED  
FOR  
RECORDER'S USE