

THIS INDENTURE WITNESSETH: THAT SAMUEL R. PIERCE, JR., Secretary of Housing and Urban Development, of Washington, D.C., (hereinafter referred to as "Grantor"), in consideration of the sum of THIRTY THOUSAND AND NO/100 (30,000.00)-----
to him in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey unto JOHN S. NIDEVER and RITA I. NIDEVER, husband and wife (hereinafter referred to as "Grantee(s)").
the following real property situate in Klamath County, State of Oregon, to wit:

The Northwesterly 40 feet of lots 7 and 8, in Block 61 of NICHOLS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM that portion conveyed to the United States of America for canal purposes by instrument dated April 23, 1906, recorded May 1, 1906 in Book 20 at page 80, Deed Records of Klamath County, Oregon.

"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."

BEING the same property acquired by the Grantor pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq.) and the Department of Housing and Urban Development Act (79 Stat. 667).

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said Grantee(s), and to the heirs and assigns of said Grantee(s), forever.

SUBJECT to all covenants, restrictions, reservations, easements, conditions and rights appearing of record; and SUBJECT to any state of facts an accurate survey would show.

THE SAID GRANTOR, for himself and for his successors in office, does hereby covenant to and with the said Grantee(s), and the heirs and assigns of said Grantee(s), that the said Grantor is the owner in fee simple of said premises, and that the said Grantor will WARRANT and DEFEND the same against the lawful claims and demands of all persons claiming by, from, through or under said Grantor, and none other.

IN WITNESS WHEREOF the undersigned on this 11th day of August, 1986, has set his hand and seal as CHIEF, PROPERTY DISPOSITION & SF LM BRANCH, HUD Area Office, Portland, Oregon, for and on behalf of the said Secretary of Housing and Urban Development, under authority and by virtue of the Code of Federal Regulations, Title 24, Chapter II, Part 200, Subpart D.

Executed in the presence of:

Secretary of Housing and Urban Development

By: J.R. Gyanti (SEAL)
J.R. GYANTI, CHIEF PROPERTY DISPOSITION & SF LM BRANCH
Area Office, Portland, Oregon

STATE OF OREGON } ss
COUNTY OF MULTNOMAH }

On the 11th day of AUGUST, 1986, before me appeared J.R. GYANTI who is known to me to be the duly appointed CHIEF, PROPERTY DISPOSITION & SF LM BRANCH HUD Area Office, Portland, Oregon, and the individual who is described in and who executed the within instrument by virtue of the authority vested in him by the Code of Federal Regulations, Title 24, Chapter II, Part 200, Subpart D, and acknowledged that he signed and sealed the same as his free and voluntary act and deed for and on behalf of SAMUEL R. PIERCE, JR., Secretary of Housing and Urban Development, for the uses and purposes therein mentioned. Given under my hand and official seal the day and year last above written.

Josephine J. Skidmore
Notary Public in and for the State of Oregon

My Commission Expires: 5/25/87

AFTER RECORDING RETURN TO: JOHN S. & RITA I. NIDEVER

634 N. 11th
Klamath Falls, OR 97601

TAX STATEMENTS TO:

JOHN S. & RITA I. NIDEVER

634 N. 11th
Klamath Falls OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of
of August

A.D. 19 86 at 2:48 o'clock P. M., and duly recorded in Vol. 14306
of Deeds on Page 14305

FEE \$14.00

Evelyn Biehn, County Clerk

By

[Signature]