

1967 S4

18817
 KNOW ALL MEN BY THESE PRESENTS, That WILLIAM JOHN GAUTHIER, JR. and BETTY LOU GAUTHIER, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JIMMY WYATT SANFORD, 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 20, Block 5, Tract No. 1025, WINCHESTER, 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 1976-77, a lien but not yet due and payable.
2. Assessment power of Klamath Irrigation District
3. Assessment power of South Suburban Sanitary District
4. Building setback line 25 feet from street as shown on dedicated plat.
5. An 8 foot utility easement as shown on dedicated plat.
6. Reservations in plat dedication recorded in Klamath County, Oregon, 25 foot setback on front of all lots, 20 foot setback on side street lines, easements as shown, for utilities, irrigation, drain ditches, to provide ingress and egress, no changes may be made without consent of Klamath Irrigation District
7. Covenants, conditions and restrictions as recorded September 9, 1971 in Volume M71, page 9617, Microfilm Records of Klamath County, Oregon, but omitting restrictions, if any, based on race, color, religion or national origin, including the terms and provisions thereof,

(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 shown above.

and that grantor will warrant and forever defend the above granted 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 \$27,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) ☐ the whole ☐ part of the whole

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 9th day of September, 1976.

WILLIAM JOHN GAUTHIER, JR.

BETTY LOU GAUTHIER

STATE OF OREGON, County of Klamath) ss. September 9, 1976
 Personally appeared the above named William John Gauthier, Jr. and Betty Lou Gauthier

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

Before me: *W. Darlene J. Addington*
 Notary Public for Oregon
 My commission expires 3-21-77

(OFFICIAL SEAL)

NOTE—The sentence between the symbols ☐. If not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jimmy Wyatt Sanford
 4302 Pepperwood Drive
 Klamath Falls, Oregon 97601
 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

Dept. of Veterans' Affairs
 1225 Perry S.E.
 Salem, Oregon 97310
 NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 10th day of September, 1976, at 12:06 o'clock P.M. and recorded in book M76 on page 14200 or as file/reel number 18817.

Record of Deeds of said county.
 Witness my hand and seal of County attixed.

Wm. D. Milne, County Clerk
 Recording Officer

fee \$3.00

Sarah J. De Vane
 Deputy

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