

38-11584-E

FORM No. 633—WARRANTY DEED (Individual or Corporate).

1-1-74

23967

WARRANTY DEED

STEVENS REED LAW PUBLISHING CO., PORTLAND, OR. 97204
77 pages 443

KNOW ALL MEN BY THESE PRESENTS, That KENO CONSTRUCTION COMPANY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM JOHN GAUTHIER, JR. AND BETTY L. GAUTHIER, Husband and Wife, 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 19 Block 36, Tract 1084, Sixth Addition to Klamath River Acres of Oregon, Ltd. according to the official plat thereof on file in the 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 easements and restrictions of records or apparent on the face of the land

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 \$41,000.00.

~~However, the actual consideration consists of or includes other property or interest given or promised which is~~ (indicate which). (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 6th day of January, 1977; 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,

County of Klamath

January 6, 1977

Personally appeared the above named E. J. Shipsey, President of Keno Construction Company

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

Before me: *W. D. Milne*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 4/18/80

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: _____
Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

Keno Construction Company
Box 52
Keno, Oregon 97627

GRANTOR'S NAME AND ADDRESS

William John Gauthier, Jr. and Betty L. Gauthier
8107 Big Buck Ln. Rt. 3 Klamath Falls Oregon
GRANTEE'S NAME AND ADDRESS 97601

After recording return to:

Grantee

NAME, ADDRESS, ZIP

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

William John Gauthier, Jr. & Betty L. Gauthier
8107 Big Buck Ln. Rt. 3, Klamath Falls, Ore.
NAME, ADDRESS, ZIP 97601

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 10th day of JANUARY, 1977, at 3:17 o'clock P.M., and recorded in book M 77 on page 443 or as file/reel number 23967, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By *Hazel Chase* Recording Officer Deputy

FEE \$ 3.00

→ Dept of Veterans Affairs