

70305

Vol. 79 Page 16174

KNOW ALL MEN BY THESE PRESENTS, That

BILL VINCENT

husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN L. GAUNCE and ALICE JANE GAUNCE, 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 18, Block 6, SPRAGUE RIVER VALLEY ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Reservations and restrictions contained in Deed from United States of America, dated June 22, 1959, recorded September 16, 1959 in Volume 315, page 652.
2. Reservations and restrictions contained in the dedication of Sprague River Valley Acres.
3. Reservations, restrictions and conditions imposed by Declaration of Restrictions dated April 1, 1969, recorded April 30, 1969 in Volume M69, page 3171.
4. Restrictions, conditions and assessments imposed by Articles of Association of Sprague River Valley Acres Property Owners recorded April 30, 1969 in Volume M69, page 3174, and amended in Volume M76, page 7574.

(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 set forth above and apparent upon 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 \$ 3,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (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 19 day of June, 1979, 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.

Bill Vincent

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On 6-19-79

SS.

before me, the undersigned, a Notary Public in and for said County and State, personally appeared

Bill Vincent

known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

Signature

Sharon M. Fetters

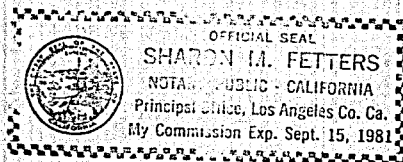
Sharon M. Fetters

Name (Typed or Printed)

Notary Public in and for said County and State

EHF-19 (10/70)

FOR NOTARY SEAL OR STAMP



STATE OF OREGON,

County of Klamath

SS.

I certify that the within instrument was received for record on the 9th day of July, 1979, at 3:43 o'clock P.M., and recorded in book 3179 on page 16174 or as file/reel number 70305, Record of Deeds of said county.

Witness my hand and seal of County affixed.

D. Milne

Recording Officer

Brynnetha Hetch Deputy

SPACE RESERVED
FOR
RECORDER'S USE

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

John L. & Alice Jane Gaunce
2695 Arlene Court
Simi Valley, Ca. 93065

NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

Fee \$3.00