



93441

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That BILL H. VINCENT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SANDRA JANE GAUNCE 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 16, Block 6, as shown on the map entitled "SPRAGUE RIVER VALLEY ACRES", filed in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO: 1. Reservations and restrictions, including the terms and provisions thereof, as disclosed by Deed of Tribal Property recorded September 16, 1959 in Volume 315, Page 652, Klamath County Deed Records. 2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat. 3. Utility easements as delineated on the recorded plat along rear plat, 20 feet from front lot line. 5. Covenants, easements and restrictions, if any, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded April 30, 1969 in Volume M69, page 3171, Klamath County Microfilm Records. 6. Articles of Association, including the terms and provisions thereof, recorded April 30, 1969 in Volume M69, Page 3174, and amended by instrument recorded May 21, 1976 in Volume M76, Page 7574. 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 those apparent on the land

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. and that The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 4,750.00

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 18th day of November, 1980; 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 H. Vincent BILL H. VINCENT

CALIFORNIA STATE OF OREGON County of Los Angeles Nov. 18, 1980

STATE OF OREGON, County of Personally appeared and 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

Notary Public for Oregon My commission expires: 9-15-81

Form with fields for Grantor's Name and Address (Sandra Jane Gaunce), Grantee's Name and Address (Sandra Jane Gaunce, 2695 Arlene Court, Simi Valley, CA 93065), and other details.

STATE OF OREGON, County of Klamath I certify that the within instrument was received for record on the 8th day of December, 1980, at 10:00 o'clock A.M., and recorded in book/reel/volume No. M80 on page 23732 or as document/fee/tile/instrument/microfilm No. 93441 Record of Deeds of said county. Witness my hand and seal of County affixed. D. Milne Deputy Fee: \$3.50