

4-20728

FORM No. 633—WARRANTY DEED.

1967/50

1971

VOL. M / PAGE 2210

STEVENS-NEES LAW PUB. CO., PORTLAND, ORE.

KNOW ALL MEN BY THESE PRESENTS, That MAURICE E. BERCOT and
MILDRED A. BERCOT, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by FRED LEROY HERRICK and JERRY C. HERRICK, 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, sit-
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 10 in Schiesel Tracts, according to the official plat thereof on
file in the office of the county clerk of Klamath County, Oregon

SUBJECT TO: Reservations, restrictions, rights of way and easements of
record and those apparent on the land.

Liens and assessments of Klamath Project and Enterprise Irriga-
tion District, and regulations, contracts, easements, and water and
irrigation rights in connection therewith.

Rules and regulations of South Suburban Sanitary District.

Reservations and restrictions contained in the dedication of
Cloverdale.

Reservations and restrictions contained in the dedication of
Schiesel Tracts

Protective Covenants of Schiesel Tracts dated August 13, 1958,
recorded August 15, 1958, Deed Vol. 302, page 97, records of Klamath
County, Oregon

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 hereinabove set forth

and that
grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-
ful 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 \$22,375.00.
However, the actual consideration consists of or includes other property or value given or promised which is
part of the consideration (indicate which) 0

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 4th day of March 1971

Maurice E. Bercot
Mildred A. Bercot

STATE OF OREGON, County of Klamath) ss. March 4, 1971

Personally appeared the above named MAURICE E. BERCOT and MILDRED A. BERCOT,
husband and wife,

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

Before me: *Lois J. Shuck*

Notary Public for Oregon

My commission expires 5/3/74

(OFFICIAL SEAL)

NOTE—The symbols between the symbols 0, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Bavin & Bavin
Bavin Bldg
Klamath Falls, Oregon
97601

(DON'T USE THIS
SPACE, RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

Fee \$1.50

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
15th day of March, 1971,
at 4:11 o'clock P.M., and recorded
in book M71 on page 2210
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Wm. D. Milne

County Clerk Title.
By *Cynthia Campbell* Deputy

together with the
with the premises
ventilating, water
coverings, built-in
installed in or on the
replacements of any
land, and all of the
to secure the payment
\$19,550.00

I promise to pay
Dollars
Oregon, at the rate of
percent per annum on the
United States