

1967/50

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

KNOW ALL MEN BY THESE PRESENTS, That Melvin Stewart, also known as Mel Stewart,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Maurice E. Bercot and Mildred A. Bercot, 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 12 in Block 3, Banyon Park

(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

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 \$ 3,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (indicate which).⁶

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 6th day of November, 1972

Melvin Stewart

STATE OF OREGON, County of Klamath) ss. November 6th, 1972.
Personally appeared the above named Melvin Stewart, also known as Mel Stewart,
and acknowledged the foregoing instrument to be his voluntary act and deed.

(OFFICIAL SEAL)

Before me *John D. Goelcher*
Notary Public for Oregon
My commission expires 11/25/72

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.

WARRANTY DEED

Mel Stewart

TO

Maurice F. Bercot, et ux

AFTER RECORDING RETURN TO

Maurice E. Bercot
5323 So 6th St
City 97601

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

FEE \$2.00

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
7th day of Nov., 1972,
at 3:46 o'clock P.M., and recorded
in book M72 on page 12859.
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

WM. D. MILNE,

COUNTY CLERK

Title.

By *Lucia Quint* Deputy.