

80119

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FORM No. 716—WARRANTY DEED (Individual or Corporate). (Grantor or Tenants by Entirety).
1967

KNOW ALL MEN BY THESE PRESENTS, That Melvin L. Stewart and Maurice E. Bercot

, hereinafter called the grantor,
for the consideration hereinafter stated to the grantor paid by Daniel J. Duff and Doris Duff, husband and wife,
hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows: Beginning at the Southwest corner of Lot 5 in Block 2, Tract No. 1008, BANYON PARK; the true point of beginning herein; thence running Southerly along the Easterly line of Hope Street for 78 feet; thence East to the West line of the existing A-3 lateral as shown in above referred to Banyon Park; thence Northeasterly along the Westerly line of said A-3 lateral to a point that is 205.03 feet East of the point of beginning and also being the most Southeasterly corner of Lot 4 in Block 2, Tract No. 1008, Banyon Park; thence West along the South line of above referred to Lot 4 and 5 for 205.03 feet to the point of beginning. (Also known as Lot 6 in Block 2 of proposed plat of "FIRST ADDITION TO BANYON PARK.")
(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.
And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrancesand 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 \$ 3,200.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 9th day of August, 1973; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

Aug. 10, 1973

Personally appeared the above named Melvin L. Stewart & Maurice E. Bercot

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

(OFFICIAL SEAL)
Notary Public for Oregon

My commission expires: 11/25/76

NOTE—The sentence between the symbols Ⓢ, if not applicable, should be deleted. See ORS 93.030.

WARRANTY DEED

Bercot & Stewart

TO

Daniel J. Duff, et ux

AFTER RECORDING RETURN TO
Equitable Savings & Loan
700 Main Street
City 97601

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

FEE \$ 2.00

STATE OF OREGON, County of _____ ss.

Personally appeared _____, 19____, 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)

STATE OF OREGON

County of Klamath ss.

I certify that the within instrument was received for record on the 13th day of AUGUST, 1973, at 11:18 o'clock A.M., and recorded in book M 73 on page 10689 or as file number 80119, Record of Deeds of said County.

Witness my hand and seal of County affixed.
WM. D. MILNE
COUNTY CLERK Title
By Hazel D. May, Deputy