

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

to grantor paid by Daniel J. Duff ^{hereinafter called the grantor, for the consideration hereinafter stated,} and Doris Duff, husband and wife,

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 thereto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 1 in Block 1, Tract 1008, BANYON PARK

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 \$1,200.00
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
WITNESS grantor's hand this 15th day of November 1973

STATE OF OREGON, County of Klamath
Personally appeared the above named Maurice E. Bercot and Mel Stewart
and acknowledged the foregoing instrument to be their voluntary act and deed
Before me, Doris Duff
Notary Public for Oregon
My commission expires 11/25/76

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

WARRANTY DEED
Bercot & Stewart

TO
Daniel J. Duff, et ux

AFTER RECORDING RETURN TO
First Federal Savings
540 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 Klamath
I certify that the within instrument was received for record on the 15th day of Nov., 1973, at 11:30 o'clock A.M., and recorded in book 173 on page 1597 or as filing fee number 173-2, Record of Deeds of said County.

Witness my hand and seal of County affixed.

By Lillian Quintela Deputy