

WARRANTY DEED

28-7459
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 Joseph J. Lester
and Mercedese D. Lester, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:
Lot 11 in Block 7 of Tract No. 1035, known as GATEWOOD.

SUBJECT TO: That certain Trust Deed, including the terms and
provisions thereof, dated July 29, 1974, recorded August 23,
1974 in Book M-74 at page 10264, Microfilm Records, given to
secure the payment of \$26,800.00, with interest thereon and such
future advances as may be provided therein, executed by Maurice
E. Bercot and Mildred A. Bercot, husband and wife, to Transamerica
Title Insurance Co., trustee for beneficiary Equitable Savings and
Loan Association, an Oregon corporation, which Trust Deed and
Note Grantees herein assume and agree to pay

(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 except as
shown above

and that
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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$28,900.00
However, the actual consideration consists of 100 shares of stock in the value of \$28,900.00
the whole consideration (include which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 23.030.)

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, 1974;
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.

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
November 18, 1974.

Personally appeared the above named Maurice E.
Bercot & Mildred A. Bercot, husband
and wife

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me: *John B. White*
(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires March 1, 1974

STATE OF OREGON, County of Klamath) ss.
November 18, 1974.

Personally appeared Maurice E. Bercot and
Mildred A. Bercot, 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 be-
half 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: (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

Maurice E. Bercot & Mildred A. Bercot
5323 South Sixth Street
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Joseph J. Lester & Mercedese D. Lester
4716 Driftwood Drive
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Joseph J. Lester & Mercedese D. Lester
4716 Driftwood Drive
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Equitable Savings & Loan Association
1300 S. W. Sixth Avenue
Portland, Oregon 97201
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

FEE \$ 2.00

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
19th day of NOVEMBER, 1974,
at 10:40 o'clock A. M., and recorded
in book M 74 on page 14859 or as
file/reel number 94964

Record of Deeds of said county.
Witness my hand and seal of
County affixed.

WM. D. MILNE
Recording Officer
By *Hazel H. H. Deputy* Deputy

NOV 19 1974
RECEIVED

10-10-74

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