

98609

WARRANTY DEED (INDIVIDUAL)

2567

28-8-46

MELVIN L. STEWART and MAURICE E. BERCOT

DANIEL J. DUFF and DORIS DUFF, husband and wife, hereinafter called grantor, convey(s) to all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 14 in Block 3, FIRST ADDITION TO BANYON PARK, known as Tract No. 1087.

SUBJECT TO: Liens and assessments of Klamath Irrigation District and South Suburban Sanitary District; covenants, easements and restrictions in Book M-74 Page 16182 and reservations, restrictions and recitals in Deed Book 226 at Page 191.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as set forth above.

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 3,500.00.

Dated this 5th day of March, 19 75.

Maurice E. Bercot
Melvin L. Stewart

STATE OF OREGON, County of Klamath) ss.

March 5th, 19 75 personally appeared the above named Maurice E. Bercot and Melvin L. Stewart and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Thelma D. Goehner

Notary Public for Oregon

My commission expires: 11/25/76

- The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

Stewart & Bercot

TO
Daniel J Duff, et ux

After Recording Return to: ^{Send to} Mr. & Mrs. Daniel J. Duff
P.O. Box 1593
City, 97601

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record on the 5th day of March, 19 75, at 3:30 o'clock PM. and recorded in book M 75 on page 2567 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By: Hazel D. Duff Deputy
fee 2.00