

75 5338

KNOW ALL MEN BY THESE PRESENTS, That MAURICE E. BERCOT

for the consideration hereinafter stated to the grantor paid by MELVIN L. STEWART and MARY LOU STEWART, hereinafter called the grantor, 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, to-wit:

Lot 7 in Block 4, Tract No. 1087, known as FIRST ADDITION TO BANYON PARK,

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

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 encumbrances except as set forth above

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 \$ 3,200.00
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 16th day of May, 1975; 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.

Maurice E. Bercot

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, }
County of Klamath } ss.
May 16th, 1975
Personally appeared the above named Maurice E. Bercot

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

Notary Public for Oregon
My commission expires: 11/25/76

STATE OF OREGON, County of _____) ss.
_____, 19____
Personally appeared _____ 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.

Notary Public for Oregon
My commission expires: _____

NOTE--The sentence between the symbols (), if not applicable, should be deleted. See ORS 93.030.

WARRANTY DEED

Maurice E. Bercot

TO
Melvin L. Stewart, et ux

AFTER RECORDING RETURN TO & TAXES
U. S. National Bank
Main Street Branch
Klamath Falls, Ore. 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 16th day of MAY, 1975, at 4:00 o'clock P.M., and recorded in book M 75 on page 5338 or as file number 801, Record of Deeds of said County.

Witness my hand and seal of County affixed.

W. D. MILNE
COUNTY CLERK Title
By Hazel May Deputy