

970

## WARRANTY DEED (INDIVIDUAL)

5613

MELVIN L. STEWART and MAURICE E. BERCOT

hereinafter called grantor, convey(s) to

DANIEL J. DUFF &amp; DORIS V. DUFF, husband and wife,

all that real property situated in the County

of Klamath, State of Oregon, described as:

Lot 16 in Block 4 of 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.

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 \$ 3,600.00

Dated this 21st day of May, 19 75

*Maurice E. Bercot*  
*Melvin L. Stewart*

STATE OF OREGON, County of KLAMATH ) ss.

May 21st, 19 75 personally appeared the above named  
Melvin L. Stewart and Maurice E. Bercot and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me:

*Sheldon D. Gochner*

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 &amp; Bercot

TO  
Daniel J. Duff, et ux

After Recording Return to: & TAXES:  
U. S. National Bank of Oregon  
P. O. Box 789  
Klamath Falls, Oregon 97601

STATE OF OREGON,

) ss.

County of KLAMATH

I certify that the within instrument was received for record  
on the 21st day of MAY, 19 75  
at 3:15 o'clock P. M. and recorded in book M 75  
on page 5613 Records of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title

By

*Hazel Drazil*

Deputy

FEE \$ 2.00