

6330 38-9854
KNOW ALL MEN BY THESE PRESENTS, That Maurice E. Bercot and Melvin L. Stewart

for the consideration hereinafter stated to the grantor paid by Daniel J. Duff and Doris V. Duff, hereinafter called the grantor, husband and wife, 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 22 in Block 3, Tract No. 1087, First Addition to Banyon Park.

SUBJECT TO: Liens and assessment of 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.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 1975-76 real property taxes

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 \$ 3,600.00

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 20th day of October, 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.

Melvin L. Stewart

Maurice E. Bercot

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, }
County of Klamath } ss.

October 20th, 1975

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:

(OFFICIAL SEAL) *Allen D. Galtner*

Notary Public for Oregon

My commission expires: 11/25/76

STATE OF OREGON, County of _____) ss.

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.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

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

WARRANTY DEED

Bercot and Stewart

5323 So. 6th Street, City

TO
Daniel J. Duff, et ux

AFTER RECORDING RETURN TO & TAXES:

U. S. National Bank
Finance Center
P. O. Box 1060
Klamath Falls, Oregon 97601

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

FEE \$ 3.00

STATE OF OREGON

County of Klamath } ss.

I certify that the within instrument was received for record on the 20th day of OCTOBER, 1975, at 3:27 o'clock P. M., and recorded in book M 75 on page 13069 or as file number 6330, Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

By *James D. Duff* Deputy

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