

6481 38-7873

WARRANTY DEED—TENANTS BY ENTIRETY

V.L. 25 13257

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

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Daniel J. Duff and Doris V. Duff, 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 15 in Block 3, Tract No. 1087, FIRST ADDITION TO BANYON PARK.

SUBJECT TO: Liens and assessments 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 the 1975-76 taxes

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 \$3,600.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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 23rd day of October, 1975; 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, } ss.
County of Klamath
October 23rd, 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.

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

Bercot & Stewart
5323 South 6th Street
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS
Daniel J. Duff, et ux

GRANTEE'S NAME AND ADDRESS
After recording return to:
First Federal Sav. & Loan Assoc.
540 Main Street
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
First Federal Sav. & Loan Assoc.
540 Main Street
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

STATE OF OREGON, County of _____ ss.

Personally appeared _____, 19_____, 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:

STATE OF OREGON, } ss.
County of Klamath
I certify that the within instrument was received for record on the 23rd day of OCTOBER, 1975, at 4:01 o'clock P.M., and recorded in book M. 75 on page 13287 or as file/reel number 6481, Record of Deeds of said county. Witness my hand and seal of County affixed.

WM. D. MILNE
Recording Officer
By Hazel _____ Deputy

FEE \$ 3.00