

7003 38-839

SPECIAL WARRANTY DEED

Vol. 75 Page

14017

KNOW ALL MEN BY THESE PRESENTS, That NuPacific Company, an Oregon corporation, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Maurice E. Bercot and Mildred Bercot, husband and wife, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 15, Block 7, Gatewood Tract 1035, Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 4,000.00

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 1st day of May, 19 75; 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.

NuPacific Company

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of

Personally appeared the above named

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires

STATE OF OREGON, County of

May 1, 19 75

Personally appeared Rudy Fretz

Rebecca J. Leffler

who, being duly sworn, each for himself and not one for the other, did say that the former is the Vice Assistant

NuPacific Company

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: 4-23-76

NUPACIFIC

2611 Southwest 3rd Avenue Suite 303

Portland, Oregon 97201

Bercot & Stewart

GRANTEE'S NAME AND ADDRESS

After recording return to:

U. S. National Bank of Oregon

P. O. Box 1060

Klamath Falls, Oregon 97601

Until a change is requested all tax statements shall be sent to the following address.

U. S. National Bank of Oregon

same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 7th day of NOVEMBER, 19 75, at 3:48 o'clock PM., and recorded in book 75 on page 14017 or as file/reel number 7003

Record of Deeds of said county. Witness my hand and seal of County affixed.

M. D. MILNE

Recording Officer

FEE \$ 3.00

By Hazel Dray Deputy

NUPACIFIC
2611 Southwest 3rd
Portland, Oregon
Maurice E. Bercot,
GRANTEE'S NAME AND ADDRESS, ZIP

After recording return to:
U. S. National Bank of Oregon
P. O. Box 1060
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the same as above

NAME, ADDRESS, ZIP