

10225  
38-10322

WARRANTY DEED (INDIVIDUAL)

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MELVIN L. STEWART and MAURICE E. BERCOT

hereinafter called grantor, convey(s) to

DANIEL J. DUFF and DORIS V. DUFF, husband and wife

all that real property situated in the County

of Klamath, State of Oregon, described as:

Lot 20 in Block 4, Tract No. 1087 FIRST ADDITION TO BANYON PARK

SUBJECT TO:

1. Covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record.

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 \$ 3,800.00

Dated this 13th day of February, 19 76.

*Melvin L. Stewart*

*Maurice E. Bercot*

STATE OF OREGON, County of Klamath ) ss.

February 13th, 19 76 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:

*Guendolyn R. Schlumbohm*

Notary Public for Oregon

My commission expires: 7-21-77

- \* 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)

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TO

After Recording Return to: & Taxes  
U. S. NATIONAL BANK  
P. O. Box 1060  
Klamath Falls, Oregon 97601

STATE OF OREGON, )

County of Klamath ) ss.

I certify that the within instrument was received for record on the 13th day of FEBRUARY, 19 76 at 3:47 o'clock P.M. and recorded in book M 76 on page 2075 Records of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title

By

*Hayden Orsini*

Deputy

FEE \$ 3.00