

10475

WARRANTY DEED (INDIVIDUAL)

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38-10285

MELVIN L. STEWART and MAURICE E. BERCOT, as tenants in common

hereinafter called grantor, convey(s) to

DANIEL J. DUFF

all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 21 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.

778 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 16th day of February, 1976.

Melvin L. Stewart

Maurice E. Bercot

STATE OF OREGON, County of Klamath) ss.

February 23, 1976 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)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to:

Daniel J. Duff
P. O. Box 1593
Klamath Falls, Oregon 97601

STATE OF OREGON,)

) ss.

County of KLAMATH)

I certify that the within instrument was received for record on the 23rd day of FEBRUARY, 1976 at 10:58 o'clock A.M. and recorded in book N 76 on page 2401 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 \$3.00