

11046

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3242

1967/50

38-10411

KNOW ALL MEN BY THESE PRESENTS, That Maurice E. Bercot and Mildred A. Bercot, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James H. Bercot and Patricia C. Bercot, husband and wife,

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 20 in Block 6 of Tract No. 1035 Osterwood, 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 said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

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 \$ 54,900.00

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.

WITNESS grantor's hand this 5th day of March, 1976.

Maurice E. Bercot  
Mildred A. Bercot

STATE OF OREGON, County of Klamath ) ss. March 5, 1976.  
Personally appeared the above named Maurice E. Bercot and Mildred A. Bercot

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

Before me: *Debra J. Stinson*  
Notary Public for Oregon  
My commission expires 2-28-77

NOTE—The sentence between the symbols ( ), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

## WARRANTY DEED

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

United States National Bank of Oregon  
c/o Realty Tax Service  
321 S. W. Fourth Ave.  
Portland, Oregon 97204

AFTER RECORDING RETURN TO  
Klamath Falls Real Estate Finance  
Center  
P. O. Box 1060  
N. Klamath Falls, Oregon 97601

(DON'T USE THIS  
SPACE, RESERVED  
FOR RECORDING  
LABEL IN COUN-  
TIES WHERE  
USED.)

FEE \$ 3.00

## STATE OF OREGON

County of Klamath ) ss.  
I certify that the within instru-  
ment was received for record on the  
8th day of March, 1976,  
at 3:58 o'clock P.M., and recorded  
in book M 76 on page 3242 or as  
filing fee number 11046, Rec-  
ord of Deeds of said County.

Witness my hand and seal of  
County affixed.

W. D. NINE  
COUNTY CLERK Title  
By *Debra J. Stinson* Deputy