

KNOW ALL MEN BY THESE PRESENTS, That JAMES F. SUMNER and FLORENCE M. SUMNER, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WAYNE K. BERCOT and NANCY L. 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 16 in Block 1 of SUNNYLAND, a subdivision of the South 10 acres of Enterprise Tract No. 21, Klamath County, Oregon, according to the official plat thereon file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: All future real property taxes and assessments; liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith; reservations, restrictions, easements and rights of way of record, and those apparent on the land;

(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 except as above set forth

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 \$ 16,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which) (The sentence between the symbols @; if not applicable, should be deleted. See ORS 91.030.)

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 March, 1976; 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,)
County of Klamath) ss.
March April 1st, 19 76

Personally appeared the above named James F. Sumner & Florence M. Sumner husband and wife,

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

Before me: Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of) ss.
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Personally appeared 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:

James F. & Florence M. Sumner

GRANTOR'S NAME AND ADDRESS

Wayne K. & Nancy L. Bercot

GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath Falls Real Estate Finance Center
P. O. Box 1060
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

United States National Bank of Oregon
% Realty Tax Service, 321 S. W. Fourth Ave.
Portland, Oregon 97204
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of

I certify that the within instrument was received for record on the day of 19 76,

at 11 o'clock A.M., and recorded in book 76 on page 1725 or as file/reel number

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

By Hazel Hazel Deputy
Recording Officer