

38-10404

12721

KNOW ALL MEN BY THESE PRESENTS, That Melvin L. Stewart and Maurice E. Bercot

hereinafter called the grantor, Daniel J. Duff and Doris V. Duff, Husband and Wife

hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 18 in Block 3, Tract No. 1087, FIRST ADDITION TO BANYON PARK

SUBJECT TO:

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

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances as set forth above

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 \$ 3,800.00

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, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the April 19th day of April, 1976; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

Melvin L. Stewart
Maurice E. Bercot

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
April 19th, 1976)
Personally appeared the above named Melvin L. Stewart & Maurice E. Bercot
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *William B. Doane*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 7-17-78

STATE OF OREGON, County of) ss.
1976)
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:

(OFFICIAL SEAL)

NOTE—The sentence between the symbols (), if not applicable, should be deleted. See ORS 93.030.

WARRANTY DEED

Melvin L. Stewart

Maurice E. Bercot

TO

Daniel J. Duff

Doris V. Duff

AFTER RECORDING RETURN TO

Daniel J. Duff
c/o U. S. National Bank
P. O. Box 1060
Klamath Falls, Ore. 97601

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

FEE \$ 3.00

STATE OF OREGON

County of Klamath

I certify that the within instrument was received for record on the 19th day of APRIL, 1976, at 3:45 o'clock P. M., and recorded in book M 76 on page 5638 or as file number 12721, Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK.

By *Hazel Duff* Deputy Title

1976 APR 20 PM 3 15