

1-174

20845

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Bernice E. Ducat, also known as BERNICE E. BRUSTOL, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BLAINE DUCAT, 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 ONE (1), BLOCK SEVENTEEN (17), NORTH KLAMATH FALLS, Addition to the City of Klamath Falls, Oregon, According to the official plat thereof on file with the County Clerk of 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 except those of record

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 \$. ~~However, the actual consideration hereby stated is not to be taken as evidence of the value of the property or premises which are the subject of this deed, but only as evidence of the consideration which was paid for the same.~~ (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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 26 day of March, 1975; 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)

Bernice E. Ducat
aka Bernice E. Brustol

STATE OF OREGON,)
County of Curry) ss.
March 27, 1975.

Personally appeared the above named BERNICE E. DUCAT aka Bernice E. Brustol

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

Before me: Abel Williams
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires 8/17/78

STATE OF OREGON, County of) ss.
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: (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS	
GRANTEE'S NAME AND ADDRESS	
After recording return to:	
<u>Blaine Ducat</u>	
<u>126 Lowell</u>	
<u>179</u>	
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address:	
<u>Blaine Ducat</u>	
<u>126 Lowell</u>	
<u>Klamath Falls, Oregon 97601</u>	
NAME, ADDRESS, ZIP	

STATE OF OREGON,) ss.
County of KLAMATH)

I certify that the within instrument was received for record on the 27th day of OCTOBER, 1976, at 12:33 o'clock P.M., and recorded in book M. 76 on page 17076 or as file/reel number 20845, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE
Recording Officer
By Deputy

FEE \$ 3.00