

MARK J. BERCOT

MAURICE E. BERCOT and MILDRED BERCOT, Husband and Wife, hereinafter called grantor, convey(s) to

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

SEE ATTACHED EXHIBIT "A"

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as shown on the attached exhibit

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 \$ 45,758.76 *

Dated this 4th day of September, 19 80.

Mark J. Bercot
MARK J. BERCOT

STATE OF OREGON, County of Klamath) ss.

On this 4th day of September, 19 80 personally appeared the above named Mark J. Bercot and acknowledged the foregoing instrument to be: his voluntary act and deed.

Before me:

Marlene E. Addington
Notary Public for Oregon
My commission expires: 3-22-81

* 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: Tapes!

W. & W. Maurice E. Bercot
5323 So. 6th St.
City, 97601

STATE OF OREGON,)

County of) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M. and recorded in book _____ on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By _____ Title
Deputy

EXHIBIT "A"

Lot 26, Block 4, Tract No. 1064, FIRST ADDITION TO GATEWOOD, in the County of Klamath, State of Oregon.

SUBJECT TO: 1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Tract No. 1064, First Addition to Gatewood.

2. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded September 3, 1976 in Book M-76 at Page 13888.

3. An easement dated June 26, 1905 and recorded May 18, 1907 in Book 22 at Page 479 in favor of United States, for Right of way for ditches and canals.

4. An easement dated May 1, 1945 and recorded May 15, 1945 in Book 176 at Page 284 in favor of California Oregon Power Company for Right of way for pole and wire lines 10 feet wide.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 5th day of September A. D. 1980 at 10:51 clock AM., an

tuly recorded in Vol. M80, of Deeds on Page 16852

Wm D. MILNE, County Clerk

By Bernard J. Hetch

Fee \$7.00