**(A)** 

## 20316

KNOW ALL MEN BY THESE PRESENTS, That whereas the title to the real property hereinafter described is vested in fee simple in EDWARD W. CARTE and JESSIE M. CARTE, husband and

hereinafter called the first part 195, subject to the lien of a mortgage recorded in... Book M-67 , at Page 21.66 of the Records of Mortgages, of

State of Oregon which mortgage is now owned by

BIG HORN GYPSUM COMPANY hereinafter called the second party......, on which mortgage there is now due \$. is now in default and subject to immediate foreclosure, and the first parties, being unable to pay the same and desiring to avert a possible deficiency judgment ha...... requested the second part...... to accept an absolute

deed of conveyance of said property in satisfaction of the indebtedness secured by said mortgage, and the second part.y..... dos... now accede to said request:

NOW, THEREFORE, In consideration of One Dollar to the first part i.e.s. paid by the second part. Y. and the cancellation of all the debt and all evidences of indebtedness secured by said mortgage, receipt of all which consideration is hereby acknowledged, the first parties. do...... hereby grant, bargain, sell and convey 

property situate in Klamath County, State of Oregon to-wit:

A portion of land in the Elg of NWg, Section 7, Township 38 South,
Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at a point on East line of SE4NW4 of Section 7. Twp. 38 South, Range 9 East, W.M., which lays South along the quarter line a distance of 216.9 feet from the Northeast corner of said SE'NW's of Section 7 which is also center li ne of County Road; thence North 71°30! West a distance of 134.0 feet along center line of County Road; thence North 56°15' West a distance of 90.0 feet along center line of County Road; thence North 37,30 West a distance of 200.0 feet along center line of County Road to center line of Old Highway; thence North 13°30' West a distance of 125.40' along center line of Old Highway; thence East a distance of 353.0 feet to East line of NW. of Section 7; thence South along said East line of NW4 of Section 7 a distance of 373.33 feet to the point of beginning.

EXCEPTING THEREFROM The North 120 feet of said tract ALSO EXCEPTING The public road along the Southerly and Westerly boundaries of said tract.

together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise apper-

To Have and to Hold the above described and granted premises with the appurtenances unto the said second party, its masks, successors and assigns forever.

And the first parties for thems lives and their and legal representatives do...... cove-

nant to and with the second part y..., its: XESES, successors and assigns as follows:

That the first parties., ......are...lawfully seized in fee simple of said property, free and clear of incumbrances except said mortgage and that they hereby waive their equity of redemption in said real property.

That the first part 195 will and .....their, heirs, executors and administrators shall warrant and forever defend the above granted premises, and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, other than the liens above expressly excepted;

That this deed is intended as a conveyance, absolute in legal effect as well as in form, of the title to said premises to the second party......, and not as a mortgage, trust conveyance, or security of any kind, and that possession of said premises is hereby surrendered to said second parfy......; and that in executing this deed the influence, or misrepresentation by the second part Y ..., or its ...... agent or attorney;

That this deed is not given as a preference over other creditors of the first parties..; and that at this time there is no person, co-partnership, or corporation, other than the second part.Y ....., interested in said premises directly or indirectly, in any manner whatsoever.

IN WITNESS WHEREOF, The first part ies above named, ha ve hereunto set their and seals this Ludday of Fiby Ady, 19 68.

Executed in the presence of

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namedED	MEMBERED, That on this dersigned, a Notery Public i WARD W. CARTE and be the identical individual.	n and for said County a IESSIE M. CARTE,	nd State, personally appearance husband and wife	9
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