

KNOW ALL MEN BY THESE PRESENTS, That whereas, the title to the real property hereinafter described is vested in fee simple in VIVIAN N. TODD, a single person, hereinafter called the first party, subject to the lien of a mortgage recorded in Book M-68 at Page 10796 of the Records of Mortgages, of Klamath County, State of Oregon, which mortgage is now owned by James F. & Betty Lonergan, mortgagees, hereinafter called the second parties, on which mortgage there is now due \$, and the same is now in default and subject to immediate foreclosure, and the first party, being unable to pay the same and desiring to avert a possible deficiency judgment has requested the second parties to accept an absolute deed of conveyance of said mortgage, and the second parties do now accede to said request;

NOW, THEREFORE, In consideration of One Dollar to the first party, paid by the second parties, 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 party do hereby grant, bargain, sell and convey unto the said second parties their heirs, successors and assigns, all of the following described real property situate in Klamath County, State of Oregon, to-wit:

Lots 21, 22, 23, 24, 27, 28, 29, 30 and 31 of HARRIMAN PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(The actual consideration for the within conveyance is the balance due and owing on the debt secured by the mortgage hereinabove referred to, which is \$3,821.00, and the additional sum of \$3,000.00 being paid to the first party by the second parties in connection with the within transaction, making a total consideration of \$6,821.00).

together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above described and granted premises with the appurtenances unto the said second parties their heirs, successors and assigns forever, as tenants by the entirety.

And the first party for herself and her heirs and legal representatives do covenant to and with the second parties their heirs, successors and assigns as follows:

That the first party, is lawfully seized in fee simple of said property, free and clear of incumbrances except said mortgage.

That the first party will and her 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 parties, and not as a mortgage, trust conveyance, or security of any kind, and that possession of said premises is hereby surrendered to said second parties and that in executing this deed the grantor is not acting under any misapprehension as to the effect thereof, nor under any duress, undue influence, or misrepresentation by the second parties or their agent or attorney;

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

IN WITNESS WHEREOF, The Grantor above named, has hereunto set her hand and seal this 24 day of July, 1969.

Executed in the Presence of:

J. Vivian N. Todd (SEAL)

(SEAL)

(SEAL)

(SEAL)

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STATE OF OREGON,

County of KLAMATH

ss

BE IT REMEMBERED, That on this 24 day of July A. D. 1969.
 before me, the undersigned, a Notary Public
 in and for said County and State, personally appeared the within named VIVIAN N. TODD

who is known
 to me to be the identical individual described in and who executed the within instrument and
 acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and
 seal the day and year last above written.

Notary Public for Oregon.

My Commission expires 4-7-73

DEED

(FORM No. 240)

Vivian N. Todd, Single

TO

James F. Lonergan and

Betty Lonergan, Husband and
wife.

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instru-
 ment was received for record on the
28th day of July
A. D. 1969 at 3:00 o'clock P. M.,
 and recorded in book M-69 on
 page 630 Record of Deeds.

Witness my hand and seal of
 County affixed.

WM. D. MILNE

County Clerk.

Recorder of Conveyances.

By Charles H. Vlasman

Deputy.

FEE \$ 3.00

489 STEVENESS LAW FIRM, CO., PORTLAND

J. F. Lonergan
2390 Lloyd Center
Portland, Oregon

97732.