

412 14296

28 6023
PARTIAL RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS: That UNITED STATES NATIONAL BANK OF OREGON, a national banking association, in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations to it paid, the receipt of which is hereby acknowledged, does hereby remise, release and discharge the premises hereinafter particularly described, from the lien of that certain mortgage dated December 29, 1972, executed by Maurice E. Bercot and Mel Stewart * * * *

to United States National Bank of Oregon, (formerly the United States National Bank of Portland) recorded April 16, 1973, in Book M73 on page 4520, Record of Mortgages of Klamath County, Oregon, the property hereby released being situated in the County of Klamath, State of Oregon, and particularly described as follows, to-wit:

Legal Description of a tract of land adjacent to Lot 3, Block 4, Tract 1008 - Banyon Park, Fronting on Gettle Street.

A tract of land situated in the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of section 14, T39S, R9EWM, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8-inch iron pin marking the southwest corner of Lot 3, Block 4, of Tract 1008-Banyon Park, a duly recorded subdivision, said point being on the easterly right of way line of Gettle Street; thence S01°13'10"E along the easterly line of said Gettle Street 73.00 feet; thence N89°37'50"E 29.90 feet; thence S56°13'10"E 85.50 feet; thence N01°13'10"W 120.48 feet to the southeast corner of said Lot 3, thence S89°56'05"W along the southerly line of said lot 3, 100.00 feet to the point of beginning, with bearings based on the said Tract 1008-Banyon Park.

It is hereby expressly understood and agreed that this Release does not affect or impair the security of said mortgage upon any portion of any premises except the premises hereinabove particularly described.

IN WITNESS WHEREOF, United States National Bank of Oregon has hereunto set its association cause by its proper officers thereto duly authorized, this 19th day of October, 1973

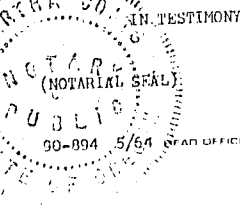
(This form to be executed by any Vice President or Assistant Vice President)
UNITED STATES NATIONAL BANK OF OREGON
by Korman A. Hougium
Title Korman A. Hougium

STATE OF OREGON)
County of Multnomah) ss.

THIS CERTIFIES THAT on this 19th day of October, 1973, before me, the undersigned, a notary public in and for said County and State, personally appeared Korman A. Hougium to me personally known, who being duly sworn, did say that he, Korman A. Hougium, is an assistant vice president of the Head Office of the UNITED STATES NATIONAL BANK OF OREGON, the within named association, and that the said instrument was signed in behalf of said association by authority of its Board of Directors, and he acknowledged said instrument to be the true act and deed of said association.

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

Marta C. Cate
Notary Public for Oregon
My Commission Expires: 3-17-76



14227
PARTIAL RELEASE
OF
MORTGAGE

UNITED STATES NATIONAL BANK
OF OREGON

TO

State of Oregon)
County of Klamath) ss.

I certify that the within instrument was

received for record on the 23rd

day of OCTOBER, 19 73

at 3:36 o'clock P M. and

recorded in Book M 73 on page 14226

Record of Mortgages of
said county.

Witness my hand and seal of said county
affixed.

WM. D. MILNE
County Clerk-Recorder.

By *Handwritten Signature*
FEE \$ 4.00 Deputy.

Return to Bercot & Stewart

5323 So. 6th Street

City 97601

414 1948
100 73 1000

28-5898

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That GEORGE W. MARTISAK and HAZEL D. MARTISAK, hereinafter called the Grantors, for the consideration hereinafter stated, to Grantors paid by RALPH W. GRIFFITTS, and LAVINA L. GRIFFITTS, husband and wife, hereinafter called the Grantees, do hereby grant, bargain, sell and convey unto the said Grantees and Grantees' 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:

The Northerly half of Tract 41, VILLA SAINT CLAIR, according to the duly recorded plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, easements, rights of way of record and those apparent on the land.
2. Liens, and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
3. Rules, regulations and assessments of South Suburban Sanitary District.
4. Reservations and restrictions contained in the deed from Washington-Oregon Investment Company, a corporation, to L. I. Ogden and Mae Ogden, husband and wife, dated July 26, 1945, recorded August 2, 1945, on page 385 of Volume 178 of Deeds, records of Klamath County, Oregon, as follows:

"Building restrictions hereunder are that no building shall be erected upon said premises to cost less than \$900.00, and all such buildings shall be painted, save and except that a painted garage may be erected anywhere on said premises; and provided further that on the extreme Southern 100 feet of this lot outbuildings of any kind may be erected.

14290

"Since it is necessary that connection be made for various utilities, including telephone, electricity, etc., it is agreed that the various lots adjoining thereto shall have such privilege of making connection between the various tracts of Villa St. Clair, provided that no damage or injury shall be done to any buildings but suitable by-passes may be made so that said Villa St. Clair Tracts may be built up."

5. Mortgage, including the terms and provisions thereof, given by Melville Merton Richardson and Edna M. Richardson, husband and wife, to the Administrator of Veterans Administration, dated October 31, 1957, recorded October 31, 1957, in Volume M-179 page 256, Mortgage Records of Klamath County, Oregon, to secure the payment of \$7,750.00, which mortgage Grantees have assumed and agreed to pay as set forth in the Contract of Sale dated May 26, 1972, between George W. Martisak and Hazel D. Martisak, as Sellers, and F. L. W. Griffiths and Lavina L. Griffiths, husband and wife, as Purchasers.

TO HAVE AND TO HOLD the same unto the said Grantees and Grantees heirs, successors and assigns forever.

And said Grantors hereby covenant to and with said Grantees and Grantees' heirs, successors and assigns, that Grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as hereinabove set forth, and that Grantors 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 \$12,000.00.

WITNESS Grantors' hands this 26 day of May, 1972.

George W. Martisak
Hazel D. Martisak

STATE OF OREGON)
County of Klamath) ss.

Personally appeared the above named GEORGE W. MARTISAK
and HAZEL D. MARTISAK, and acknowledged the foregoing instrument
to be their voluntary act and deed.

BEFORE ME this 24 day of June, 1972.

Phyllis M. Duda
PHYLIS M. DUDA
NOTARY PUBLIC FOR OREGON
My Commission Expires: 1/16/76

STATE OF OREGON
Filed for record Klamath County Title Co.
this 23rd day of OCTOBER 1973 / 3:25 P.
duly recorded in Vol. 1473 DEEDS Page 14226
WFE \$ 6.00
Phyllis M. Duda

*Return to
Linn of Linn & Jensen
508 Main*

WARRANTY DEED, PAGE THREE.

82828

Vol. 73 Page 1/231

- WARRANTY DEED -

RAYMOND ARTHUR MACKADAMS and MARIA C. MACKADAMS, husband and wife, hereinafter called grantor, conveys to DANIEL J. DUFF and DORIS DUFF, husband and wife, all that real property situate in the County of Klamath, State of Oregon, described as:

Lot 2 Block 5 KELENE GARDENS FIRST ADDITION, Klamath County, Oregon

and covenant that grantor is the owner of the above described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; rules, regulations, liens and assessments of water users and sanitation districts; 1973-74 taxes are now a lien but not yet payable; 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 Eighteen Thousand Five Hundred and NO/100ths (\$18,500.00) DOLLARS.

The foregoing recital of consideration for this transfer is true as I verily believe.

DATED this 15th day of October, 1973.

Raymond Arthur Mackadams
Maria C. Mackadams

STATE OF OREGON)
County of Klamath) ss.

15 Oct, 1973.

Personally appeared the above named RAYMOND ARTHUR MACKADAMS and MARIA C. MACKADAMS, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Shirley L. Milne
Notary Public for Oregon
My Commission expires: 8-15-75

Let: Burton Gray Agency
4831 So. 6th

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITHE CO

this 23rd day of OCTOBER A.D., 1973 at 3:46 o'clock P.M., and duly recorded in Vol. M. 73 of DEEDS on Page 11231.

FEE \$ 2.00

WM. D. MILNE, County Clerk

By *William D. Milne*