

Know All Men by These Presents, That Gus Vlahos and Mary Vlahos,

his wife
in consideration of Ten Dollars and other valuable considerations Dollars
to them paid by James G. Davis and Mae Davis his wife

do hereby remise, release and forever QUITCLAIM unto the said
James G. Davis and Mae Davis his wife

and unto their heirs and assigns
all our right, title and interest in and to the following described parcel of real estate, situate in
County of Klamath State of Oregon, to-wit:

To FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION of Klamath Falls:

The undersigned hereby deliver to you the papers, money or property hereinafter described to be held and disposed of by you in accordance with the following instructions and upon the terms and conditions hereinafter set forth, to which the undersigned hereby agree:

1. Unrecorded contract of sale dated January 8, 1962, wherein Gus Vlahos and Mary Vlahos, his wife, are selling to Frank P. Drew and Virginia M. Drew, his wife, the following described real property:

Lots 1, 2 and 3, Block 6, and Lots 15, 16, and 17 in Block 3, and Lots 3, 4, 5, 6, and 7, Block 5 and that portion of vacated alley in said Block 7 lying between said Lots 3, 4, 5, 6 and 7, all in CANAL ADDITION to Klamath Falls, Oregon.

Subject only to that certain mortgage dated the 8th day of July, 1960, wherein Gus Vlahos and Mary Vlahos are Mortgagors, and Christ Blanas and Frances C. Blanas are Mortgagees, which said mortgage is recorded the 12th day of July, 1960, in Volume 197, Mortgage records of Klamath County, Oregon, page 101, which said mortgage Grantees assume and agree to pay.

and the following personal property:

- | | | |
|------------------------------------|---------------------------------|----------------------|
| 54 double beds | 1 vacuum cleaner | 4 pairs twin beds |
| 3 clothes chests with drawers | 7 single beds | 1 vanity set |
| 84 bed pads | 51 waste baskets | 111 bed spreads |
| 55 grip stands | 208 blankets | 49 mirrors |
| 130 pillows | 22 shower curtains | 113 arm chairs |
| 8 dressers with mirrors and chairs | 9 tables | 16 electric heaters |
| 50 floor lamps | 5 standing ash trays | 33 bath mats |
| 1 adding machine | 3 scaterrrugs | 1 roll away bed |
| 5 leather lobby chairs | 17 chair and davenport covers | |
| 54 desk lamps | 1 safe | 36 night stands |
| 1 clock | 49 desks with chairs | 1 typewriter |
| 33 pairs of drapes | 1 lawnmower | 37 pairs of curtains |
| 1 commercial Ampex Cleaner | 22 wall pictures | 38 Refrigerators |
| 38 Electric stoves | 1 soft drink dispensing machine | |
| 1 television set. | | |

Also all tools, supplies and equipment and furniture, fixtures, and supplies stored therein and not presently placed in any apartment, and personal property located in small houses as follows:

- | | | |
|----------------------------|-------------|----------------|
| 1 stove | 1 davenport | 1 table |
| 1 bed, spring and mattress | 3 chairs | 1 trash burner |
- on which there is a balance of \$10,496.47 payable in monthly installments of not less than \$100.00 per month including interest at 5% per annum, first payment February 1, 1962, and like payments on the same day of (over)

You will hold the above documents in escrow and, when you have received for the sellers payment in full of the contract set forth in (1) above, you will retain said contract, and you will surrender the other documents to purchasers or either of them or to the order of either of them, on demand.

You are authorized and empowered to accept any payments tendered to you to apply upon this contract, whether such payment constitutes all or only a portion of any installments and whether or not it or any installments or the performance of any other obligation of the purchasers is at that time in default, as long as the instruments remain in your possession. It is understood, however, that at any time after the expiration of thirty days from the maturity of any installment the amount of which shall not have been paid to you (whether or not it is paid direct to the sellers or whether or not any offsets, counterclaims or set-offs shall exist between the sellers and the purchasers, or whether or not delinquent installments more than thirty days old shall have previously been received, shall not affect your rights or obligations hereunder), you are authorized to surrender to the sellers or either of them upon demand all documents then in your possession except said contract, which you will retain for your record, thereby terminating this contract.

You are instructed with reference to net collections made by you to apply the same as may be directed by the sellers, pending further instructions you shall

Deposit to the account of Gus Vlahos and Mary Vlahos.

In the event of the death of either of the sellers, payment shall be made to the order of the survivor.
You are authorized to deduct your escrow fee of \$..... from the first collection made and to retain collection charges for each payment.
You are further authorized, but not directed, to deduct from the final payment or payments the total cost of necessary revenue stamps for a

total consideration of \$25,500.00

NOV 14 8 24 AM 1962

This agreement is binding upon the heirs, executors, successors and/or assigns of all the parties herein.

In consideration of the services by you of this nature, we do agree that your obligations and duties in connection herewith are confined to those specifically enumerated in these instructions; that you shall not be in any manner liable for the efficiency, correctness, completeness or validity of any instrument deposited with you, or with reference to the form of execution thereof, or the liability, validity or status of any person executing or depositing the same; that you are under no obligation to ascertain the terms or conditions of any such instrument, or to comply in any manner with the terms thereof, and that you shall not be liable for any loss which may occur by reason of forgery, false representations, or the exercise of your discretion in any particular matter, or for any other reason except gross negligence or willful misconduct.

We do further agree that, if any controversy arises between the parties herein or with any third person, you shall not be required to determine the same or to take any action in the premises, but you may avail the settlement of any such controversy by final, appropriate legal proceedings or otherwise as you may deem proper, notwithstanding anything in these instructions to the contrary. In any of such events you shall not be liable for interest or damages.

The fee agreed upon for your services hereunder is intended as compensation for your ordinary services as contemplated by these instructions. In the event that the conditions of this service are not promptly fulfilled, or that you render any service hereunder not provided for in these instructions, or that there is any assignment of interest in the subject matter of this service or any modification thereof, or that any extraordinary services are rendered or that you are interested in any litigation pertaining to this service or the subject matter thereof, you shall be reasonably compensated for such services as you may deem proper, and you shall be entitled to all costs and expenses occasioned by such default, delay, extraordinary or litigation. You shall have the right to refuse, and you hereby agree that you shall have, all of which are hereby jointly and severally promised to pay upon demand.

You shall not be required to accept any assignment or amendment unless the same is in form satisfactory to you.

This service is to be completed in the manner and at the time heretofore provided, unless it be an assignment, or other proper arrangements for the same shall be made, including the payment of reasonable fees for the additional service rendered, or effected on or before that time; you agree to pay such fees within the period of one year from such time, unless your record without notice, at which time your liability in connection with the matter shall terminate.

Dated this 24th day of Jan, 1966.

Geo. Vlahos
Mary Vlahos
Jack P. Vlahos

The above parties instructions received and accepted this 15th day of January, 1966.

WITNESSES:
Wm. S. Moeller

1 continued:

each month thereafter until the full sum of principal and interest is paid, provided, however, that no principal payments in excess of \$2,400.00 per year shall be made by brow without the prior consent of Vlahos, or either of them.

2. Warranty Deed conveying the above described real property.
3. Bill of Sale conveying the above described personal property.

STATE OF OREGON,

County of Klamath } ss.

BE IT REMEMBERED, That on this 17th day of September

A. D. 19 66 before me, the undersigned, a Notary Public

in and for said County and State, personally appeared the within named Gus Vlahos

and Mary Vlahos, his wife who are known

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

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

[Signature]
Notary Public for Oregon.

My Commission Expires 2-7-69

Quitclaim Deed

TO

STATE OF Oregon } ss.

County of Klamath

I certify that the within instrument was received for record on the 11th day of Nov. A. D. 1973 at 8:11 o'clock A. M. and recorded in Book MT3 on page 1500 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE,

Recorder of Conveyances

By [Signature] Deputy.

Fee \$6.00

Paul Brant
811 Lima Linda

City

15006