

Return to
RAINIER MORTGAGE COMPANY
13300 N. E. HALSEY, SUITE 110
PORTLAND, OREGON 97220

339

DEED

711
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The title to the real property hereinafter described is vested in fee simple in EVERT G. BROWN, hereinafter referred to as Grantor, subject, among other things, to mortgages executed by Grantor to COAST MORTGAGE COMPANY, a Washington corporation (now known as Rainier Mortgage Company), hereinafter referred to as Rainier.

Grantor is unable to pay the notes secured by the mortgages and desires to avoid the cost of defending foreclosure suits and to avoid possible deficiency judgments. Grantor has requested that Rainier release Grantor from any potential deficiency judgment in exchange for a deed of conveyance of the real property described in Exhibits A and B, attached hereto and incorporated by reference herein, to MARCO ENTERPRISES, INC., hereinafter referred to as Grantee, and Rainier has agreed and does hereby agree to accede to that request upon the execution and delivery of this conveyance.

It is the intent of the parties to this deed that upon the execution and delivery of this conveyance to Grantee there not be a merger of any kind or nature. It is the intent of the parties that the mortgages given to Rainier by Grantor remain in full force and effect. Further, nothing in this deed contained shall be, or be deemed to be, a release of the indebtedness of Grantor, or of the lien thereof upon the premises, or shall preclude the holder of the notes executed by the Grantor from foreclosing the mortgages, or from enforcing any and all rights under and by virtue of the mortgages. This deed shall not and does not impair the priority of the lien of the mortgages over other liens, charges or encumbrances, if any, known or unknown.

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Bill Jones

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Grantor grants, bargains, sells and conveys to Grantee all the real property described in Exhibits A and B, together with all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Grantor covenants that this deed is intended as a conveyance, absolute in legal effect as well as in form, of the title of said premises to Grantee, and not as a mortgage, trust conveyance or security of any kind to any person and that possession of said premises is hereby surrendered to Grantee; and that in executing this deed Grantor is not acting under any misapprehension as to the effect thereof, nor under any duress, undue influence or misrepresentation of Grantee or any agents or attorneys thereof.

The true and actual consideration paid for this transfer consists of value given or promised (other than cash) which is the whole consideration.

Dated this 1 day of April, 1975.

Evert G. Brown
Evert G. Brown

STATE OF OREGON)
COUNTY OF CLATSOP) SS

On this 1 day of April, 1975, personally appeared before me, a notary public in and for said county and state, the within-named EVERT G. BROWN, to me known to be the identical person who executed the foregoing instrument, and acknowledged to me that he executed the same freely and voluntarily, for the uses and purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, the date first hereinabove written.

Kenneth DeWitt
Notary Public for Oregon
My commission expires: 11-30-75

Approved:

RAINIER MORTGAGE COMPANY

By Donald G. Anthony

EXHIBIT A

4853

The following described real property in Klamath County, Oregon:

PARCEL 1

Lot 1 and the South $\frac{1}{2}$ of Lot 2, PONDEROSA PARK IN THE CITY OF CHILOQUIN.

PARCEL 2

Lot 3 and N $\frac{1}{2}$ of Lot 2, PONDEROSA PARK IN THE CITY OF CHILOQUIN.

PARCEL 3

Lot 26 and the South 30 feet of Lot 27, PONDEROSA PARK IN THE CITY OF CHILOQUIN.

PARCEL 4

Lot 29 and the N $\frac{1}{2}$ of Lot 30, PONDEROSA PARK IN THE CITY OF CHILOQUIN.

PARCEL 5

Lot 31 and the S $\frac{1}{2}$ of Lot 30, PONDEROSA PARK IN THE CITY OF CHILOQUIN.

PARCEL 6

Lots 50 and 51, PONDEROSA PARK IN THE CITY OF CHILOQUIN.

PARCEL 7

Lots 52 and 53, PONDEROSA PARK.

EXHIBIT A

The following described real property in Klamath County, Oregon:

PARCEL 1

Lot 6 in Block 20, ORIGINAL TOWN OF MERRILL.

PARCEL 2

All of Lot 1, and the N $\frac{1}{2}$ of Lot 2 in Block 32 in ORIGINAL TOWN OF MERRILL.

PARCEL 3

The S $\frac{1}{2}$ of Lot 2, and all of Lot 3 in Block 32 of ORIGINAL TOWN OF MERRILL.

PARCEL 4

Lots 46 and 47 in Government Lot 6, Section 34, Township 34 South, Range 7 East of the Willamette Meridian, as shown on that certain map marked Exhibit "A" and attached to the Deed from Claudia L. Lorenz to the City of Chiloquin, and recorded as a part thereof in Klamath County Deed Records M-66 at page 11309 to 11313, otherwise known as part of Spink Addition.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO

this 6th day of MAY A. D., 1975 at 3:40 o'clock P.M., and duly recorded in

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FEE \$ 8.00

By W.M. D. MILNE, County Clerk Deputy