

2657 DEED IN LIEU OF FORECLOSURE

1
2 KNOW ALL MEN BY THESE PRESENTS, that Donald C. Richards
3 and Mary L. Richards, hereinafter called Grantors, for the consid-
4 eration hereinafter stated, do hereby grant unto James C. McKinney
5 and Ethel M. McKinney, hereinafter called Grantees, and unto gran-
6 tees heirs, successors and assigns, all of the grantors right,
7 title and interest in that certain real property with the tenements,
8 hereditaments and appurtenances thereunto belonging or appertaining,
9 situated in the County of Klamath, State of Oregon, a description
10 of which is attached to this deed marked Exhibit 1, and by this
11 reference made a part hereof.

12 THIS DEED IS GIVEN IN LIEU OF FORECLOSURE AND THE CON-
13 sideration is that grantees upon receipt of this deed, do release
14 grantors from any further liability to grantees relating to the
15 above described property.

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20 STATE OF TEXAS)
21 County of) ss.

22 Personally appeared the above named Donald C. Richards and
23 Mary L. Richards and acknowledged the foregoing instrument to be

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BEDDOE & HAMILTON
ATTORNEYS AT LAW
290 MAIN STREET
KLAMATH FALLS, OREGON 97601
TELEPHONE (503) 882-4624

Rev:

RECEIVED JUL 1 1975

2:00 pm

7858

1 their voluntary act and deed.

2 BEFORE ME:

3 *June 24 - 1975*
4 *H. L. Bath Jr.*
5 Notary Public for Texas
6 My Commission Expires *June - 1977*
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BEDDOE & HAMILTON
ATTORNEYS AT LAW
200 MAIN STREET
KLAMATH FALLS, OREGON 97601
TELEPHONE (503) 882-4024

7859

All of the equipment, furnishings and fixtures used in the operation of that certain business known as the MALLARD MOTEL.

- 1 Speed Queen gas dryer
- 1 Montgomery Ward washer
- 2 Kenmore washers (coin-operated)
- 2 Kenmore dryers (coin-operated)
- 1 Soap dispenser (coin-operated)
- 2 Maid carts and baskets
- 1 Advance carpet shampooer
- 1 Wet vacuum for shampooer
- 1 Cavalier 3 case coke machine
- 1 Fiber glass slide
- 1 Water vacuum cleaner
- 1 1970 Huffy 7 hp lawn mower
- 1 Lot hoses & sprinklers
- 1 Lot lawn furniture
- 1 Huffy yard vacuum cleaner
- 100 ft. 1 1/2" fire hose and nozzle
- 1 Portable typewriter
- 1 4" x 6" registration card file
- 90 Blankets
- 88 Pillows
- 50 Bed pads
- 400+ sheets
- 340 slips
- 60 Bed spreads
- 25 Bath mats
- 270 Bath towels
- 220 Hand towels
- 225 wash cloths
- 26 Portable T V sets
- 32 Upholstered chairs
- 26 Metal chairs
- 14 High back desk chairs
- 20 Small metal desk chairs
- 16 Floor lamps with shelf
- 12 Bender floor lamps
- 14 Hung wall desks
- 14 Table desks
- 25 Table radios
- 38 Double beds complete
- 6 Twin Beds complete
- 3 Rollaway beds
- 2 40" Cribs with mattresses
- 26 Pair 52" drapes with travis rods
- 1 Card table
- 3 Rollaway beds with mattresses

Exhibit 5 /

The following described real property in Klamath County, Oregon:

PARCEL 1

Beginning at a point which lies on the Westerly right of way line of the Dalles-California Highway which lies North 89° 49' West a distance of 489.5 feet and South 6° 02' West along the Westerly right of way line of the Dalles-California Highway a distance of 1230.3 feet and North 89° 49' West a distance of 486.54 feet from the iron pin which marks the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian in Klamath County, Oregon, and running thence South 6° 02' West parallel to the Westerly right of way line of the Dalles-California Highway a distance of 90 feet to a point; thence North 89° 49' West parallel to the East-West quarter line a distance of 385.0 feet to a point which lies on the Easterly right of way line of the new Highway; thence in a North-westerly direction following the Easterly right of way line of the New Highway a distance of 91.5 feet to a point; thence South 89° 49' East parallel to the East-West quarter line a distance of 403 feet more or less to the point of beginning, in the N 1/2 of the SW 1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian.

PARCEL 2

Beginning at a point on the Westerly right of way line of the old Dalles-California Highway which lies North 89° 49' West a distance of 489.5 feet and South 6° 02' West along the Westerly right of way line of the old Dalles-California Highway a distance of 1320.3 feet from the iron pin which marks the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, and running thence: Continuing South 6° 02' West along the Westerly right of way line of the old Dalles-California Highway a distance of 60.3 feet to a point; thence North 89° 49' West parallel to the East-West quarter line a distance of 844 feet to a point on the Easterly right of way line of the new Dalles-California Highway; thence in a Northwesterly direction along the Easterly right of way line at the new Dalles-California Highway a distance of 61 feet to a point; thence South 89° 49' East parallel to the East-West quarter line a distance of 871.54 feet more or less to the point of beginning, in the SW 1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

continued ...

Exhibit "B" -1-

description continued ...

PARCEL 3

Beginning at a point on the Westerly right of way line of the Dalles-California Highway which lies North 89° 49' West a distance of 489.5 feet and South 6° 02' West along the Westerly right of way line of the Dalles-California Highway a distance of 1320.6 feet from the iron pin which marks the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, and running thence: South 6° 02' West along the Westerly right of way line of the Dalles-California Highway a distance of 180 feet to a point; thence North 89° 49' West a distance of 786.54 feet to a point which lies on the Easterly right of way line of the new highway; thence in a North-westerly direction following Easterly right of way line of the new highway a distance of 182.98 feet to a point; thence South 89° 49' East a distance of 844 feet more or less to a point of beginning, in the S 1/2 of the SW 1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian,

EXCEPT THAT PORTION described as follows:

Beginning at a point in the SE 1/4 SW 1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, which is North 89° 49' West 489.5 feet to the Westerly right of way line of the old Dalles-California Highway; thence South 6° 02' West along said highway right of way line, a distance of 1,560.6 feet, and thence North 89° 49' West, 486.54 feet, from the center one quarter corner of said Section 7, which point of beginning is the Southwest corner of a parcel of land described in a deed recorded in the Klamath County Deed Records, Volume 233 at page 170; thence North 89° 49' West 299.46 feet, more or less, to the Easterly right of way line of the new Dalles-California Highway; thence North 11° 37' West along said highway right of way line, a distance of one (1) foot; thence North 85° 39' East 302.64 feet, to a point on the West line of that parcel of land described in a deed recorded in Klamath County Deed Records, Volume 233 at page 170; thence South 6° 02' West 25 feet to the point of beginning; being a portion of the SE 1/4 SW 1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian.

Exhibit 'B' - 2 - /

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of BEDDOE & HAMILTON ATTYS
 this 11th day of JULY A. D. 1975 at 1:00 o'clock P. M., and
 duly recorded in Vol. M 75 of DEEDS on Page 7857
 FEE \$ 15.00

Wm D. MILNE, County Clerk

By Wm D. Milne