38-12981-M 14977 WARRANTY DEED (INDIVIDUAL) Vol. 77 Page 34203 LEROY I. WAHL and MIRRIAM J. WAHL, husband and wife , hereinafter called grantor, convey(s) to EVERETTE J, BRACEY all that real property situated in the County , State of Oregon, described as: Klamath Lot 8 in Block 4 of FIRST ADDITION TO ANTELOPE MEADOWS, Klamath County, Oregon. SUBJECT TO: Covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record. Also taxes for the year 1977-78 which are a lien, but not yet due and payable. $\frac{1}{C_2}$ and covenant(s) that grantor is the owner of the above described property free of all encumbrances except _ as set forth above 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 S 7,500.00 1 day of August 11 Dated this . Leroy I. Mahl Mirriam J. Unkl Mirriam J. Wahl California STATE OF OREGON, County of ____ Kern 11 19 77 personally appeared the above named On this, the 11 day of August Leroy I. Wahl and Mirriam J. Wahl, _ and acknowledged the foregoing 1-52 Tral instrument to be their voluntary act and deed. 13 1 Before me: OFFICIAL SEA ROSEMARY IEW Hecimaly My comm. expires 031 23, 1930 Notary Public for Oregon Ŏct. 25, 1980 My commission expires: The dollar amount should include cash plus all encumbrances existing against the property to which the 1712 property remains subject or which the purchaser agrees to pay or assume. 1 If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which) STATE OF OREGON, WARRANTY DEED (INDIVIDUAL)) ss. County of KLA ATH Certify that the within instrument was received for record. _____day of ______19.77. WAHL on the <u>lóth</u> at <u>3:36</u> o'clock <u>M</u>, and recorded in book <u>M77</u> on page <u>11977</u> Records of Deeds of said County. TO BRACEY Witness my hand and seal of County affixed. After Recording Return to: Mr. Everette Bracey um, o. MILLE 8049 S.E. Reedway Portland, Oregon 97206 COUNTY CLERK Title Send Tax Statements To: 1 mas SAME Lagel-By E\$ 3.00 Form No. 0.900 (Previous Form No. 'IA 16) ALLANASKAR ALLA A.7 44.50 Pro- 4 2 (1999) in the second

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38-12981-M Strynyminess FORM No. ARI -Oregon Trust flord Series-TRUST DEED. Vol. 17 Page 1978. 34204 TRUST DEED THIS TRUST DEED, made this. 10 day of EVERETTE J. BRACEY (TRANSAMERICA TITLE INSURANCE COMPANY August 19 77 between day of, as Grantor,, as Trustee, and LEROY I. WAHL and MIRRIAM J. WAHL, husband and wife, as Beneficiary, Graptor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property Klamath County Oregon described as County, Oregon, described as:

Lot 8 in Block 4 of FIRST ADDITION TO ANTELOPE MEADOWS, Klamath County, Oregon.

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NOTE: The Trust Deed Act provides that the trustee bereunder must be either an attainey, who is an active member of the Oregon State Bar, a bank, trust company or savings and loan association authorized to do business under the laws of Oregon or the United States, a title insurance company authorized to insure trills to real eroperty of this state, its sublidiaries, altiliater, agents or branches, or the United States or any agency thereat.

14379 The grantor covenants and agrees to and with the beneficiary and those claiming under him, that he is lawfully seized in fee simple of said described real property and has a valid, unencumbered title thereto except covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record. and that he will warrant and forever defend the same against all persons whomsoever. This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, execu-personal representatives, successors and assigns. The term beneficiary shall mean the holder and owner, including pledgee, of the secured hereby, whether or not named as a beneficiary herein. In construing this deed and whenever the context so requires, the iline gender includes the leminine and the neuter, and the singular number includes the plural. tors, personal ren masculine IN WITNESS WHEREOF, said grantor has hereunto set his hand the day and year first above written. * IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is not applicable; if warranty (a) is applicable and the beneficiary is a creation or such word is defined in the Truth-in-lending Act and Regulation Z, the beneficiary MUST comply with the Act and Regulation by making required disclosures; for this purpose, if this instrument is to be a FIRST lien to finance the purchase of a dwelling; us Stevens-Ness form No. 1305 or equivalent; if this instrument is NOT to be a first lien, use Stevens-Ness Form No. 1306, or equivalent. If compliance with the Act not required, disregard this notice. Everette 63 Everette J. Bracey (If the signer of the above is a corporation, use the form of acknowledgment opposite.) 1005 93 4001 STATE OF OREGON, STATE OF OREGON, County of County of Multnomah . 19 August 10 , 19 77 Personally appeared ... each for hinself and not one for the other, did say that the former is the Personally appeared the above named. Everette J. Bracey president and that the latter is the secretary of **N** 9 (1) and that the seal alfixed to the foregoing instrument is the corporation, of said corporation and that said instrument was signed and sealed in be-half of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed. Before me: and acknowledged the toregoing instrument to be SEAL) Notary Public to lan. Oregon (OFFICIAL SEAL) Notary Public for Oregon My commission expires: My commission expires: G My Commission Expires Feb.18, 1978 REQUEST FOR FULL RECONVEYANCE To be used only when obligations have been paid. TO: Trustee The undersigned is the legal owner and holder of all indebtedness secured by the foregoing trust deed. All sums secured by said trust deed have been fully paid and satisfied. You hereby are directed, on payment to you ol any sums owing to you under the terms of said trust deed or pursuant to statute, to cancel all evidences of indebtedness secured by said trust deed (which are delivered to you herewith together with said trust deed) and to reconvey, without warranty, to the parties designated by the terms of said trust deed the estate now held by you under the same. Mail reconveyance and documents to DATED: , 19 Beneficiary Do not loss or destroy this Trust Deed OR THE NOTE which it secures. Both must be delivered to the trustee for cancellation before reconveyance will be made TRUST DEED STATE OF OREGON (FORM No. 881) B LAW PUB, CO., PORTLAND, OR 55 TEVENS NESS LAW PUB. CO County of KLAMATH I certify that the within instrument was received for record on the 16th...day of AUGUST....., 1977....., BRACEY SPACE RESERVED Grantor FOR RECORDER'S USE Record of Mortgages of said County. WAHL Witness my hand and scal of County affixed. Beneficiary AFTER RECORDING RETURN TO Transamerica Title Ins.Co WA. D. MILNE COUNTY CLERK Acouty FEE 6 6.00 M. LOWERT MILLING 1.14