

1-1-74

58012

WARRANTY DEED

Vol. 78 Page 25106

KNOW ALL MEN BY THESE PRESENTS, That BARBARA J. VAN VOORHIS JONES

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TINA VAN VOORHIS, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's 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:

Approximately ten (10) acres consisting of the NE 1/4 NW 1/4 of section 13, Township 35 south, Range 12E W.M.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the said 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 \$ 3,566.07

(The above stated consideration consists of or includes other property, or value given in part of the consideration.) (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this day of , 19 ; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Barbara J. Van Voorhis Jones

(If executed by a corporation, affix corporate seal)

STATE OF COLORADO, Colorado } ss. County of Alamosa, Oct. 24, 1978

STATE OF OREGON, County of) ss. , 19

Personally appeared and who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

Personally appeared the above named Barbara J. Van Voorhis Jones

and acknowledged the foregoing instrument to be her voluntary act and deed.

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Colorado My commission expires Feb. 17, 1981

Notary Public for Oregon My commission expires:

(OFFICIAL SEAL)

Barbara J. Van Voorhis Jones P.O. Box 355 Moffat, Colorado 81143 GRANTOR'S NAME AND ADDRESS

Tina Van Voorhis Star Route 2 Moffat, Colorado 81143 GRANTEE'S NAME AND ADDRESS

After recording return to: Tina Van Voorhis Star Route 2 Moffat, Colorado 81143 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address. Tina Van Voorhis Star Route 2 Moffat, Colorado 81143 NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath } ss.

I certify that the within instrument was received for record on the 7th day of November, 1978, at 3:20 o'clock P.M., and recorded in book M78 on page 25106 or as file/reel number 58012, Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

Wm. D. Milne Recording Officer By Bernice Schelsch Deputy

Fee \$3/00

78 NOV 7 PM 3 20

3

58013

FORECLOSURE SALE
STATEMENT OF ACCOUNT

STATE OF OREGON)
County of Klamath) ss.

I, Frank N. Addison, being first duly sworn, depose and say:

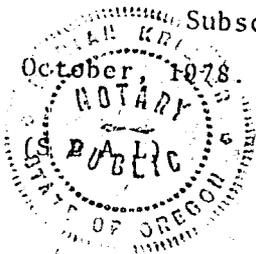
That I have exercised a possessory lien upon a certain 1962 Ford Van, License No. T350860 9, Identification No. C60DU200 908, belonging to John K. Roof, aka John K. Roff.

That at the hour of 9:00 a.m., daylight saving time, on the 17th day of October, 1978, at Doyle Milling, located at the foot of Mallard Lane, in the City of Klamath Falls, County of Klamath, State of Oregon, I did sell the above-described vehicle for the sum of \$850.00. The amount of my lien claim was \$1,073.95 and I incurred expenses in the sum of \$40.00 as cost of foreclosing the lien. A copy of the Notice of Foreclosure Sale is marked Exhibit "A", attached hereto and by this reference made a part hereof.

That your affiant, Frank N. Addison, of 620 East Main, Klamath Falls, Oregon 97601, was the high bidder and purchaser at said sale.

DATED this 27th day of October, 1978.

Frank N. Addison
Frank N. Addison



Subscribed and sworn to before me this 27 day of

Marian Kueger
Notary Public for Oregon
My Commission Expires: 4-18-82

78 NOV 7 11 3 26

1/1/78

Frank N. Addison
 vs
 John K. Roof, aka John K. Roff

Lien Claimant
 Lien Debtor

Liens Upon Chattels
 # 54925
CLAIM OF POSSESSORY LIEN 9-14-78

NOTICE OF FORECLOSURE SALE
 (Where possession has not been surrendered.)
 (Applicable for Labor, Materials and Services Only.)

NOTICE IS HEREBY GIVEN THAT:

1. The undersigned, Frank N. Addison hereinafter called the claimant, pursuant to the provisions of Chapter 648, Oregon Laws 1975, claims and has a possessory lien upon the following described articles of personal property, to-wit: 1962 Ford VA., License No. T350860 9, Identification No. C60DU300908

hereinafter called chattels, for the following charges for services provided, materials supplied and labor performed to the said lien debtor in making, altering, repairing, transporting, pasturing or caring for said chattels at the request of and for the owner or lawful possessor thereof.

2. At the time said request was made the name of the lawful possessor of said chattels was John K. Roof, aka John K. Roff and his last known address on the date hereof is 2318 Linda Vista, Klamath Falls, Oregon 97601; at said time the name of the owner or reputed owner of said chattels was John K. Roof, aka John K. Roff and, if an individual, his last known address on the date hereof is 2318 Linda Vista, Klamath Falls, Oregon 97601; however, if said owner or reputed owner is a corporation, the name of its registered agent and the address of its registered office as of the date of this notice as shown by the records of the Corporation Commissioner of the State of Oregon (ORS 57.065, 57.075) is

(Name of corporation's registered agent and address of its registered office)

3. Claimant obtained possession of said chattels in Klamath County, Oregon; claimant last performed said labor, provided said services and supplied said materials on October 25, 19 78; since said date, possession of said chattels has been and is now retained by claimant; more than sixty days have elapsed since the date last mentioned.

4. (a) The agreed charge for claimant's said services, materials and labor is \$ 530.95, in addition to which claimant has incurred expenses in storing said chattels prior to foreclosure; that a reasonable fee for said storage is the sum of \$ 543.00; that the total amount of claimant's lien is \$ 1,073.95.
 (b) If there was no agreement relative to said charge, delete, by lining out, all of the preceding sub-paragraph (a); the following is a reasonable charge:

For said services	\$ -0-
For said materials	\$ 243.95
For said labor	\$ 287.00

In addition to the foregoing, claimant has incurred expenses in storing said chattel prior to foreclosure and that a reasonable fee for said storage is the sum of \$ -0-; that the total amount of claimant's lien is \$ 1,073.95

(c) No part of said total has been paid except the sum of \$ -0-; the amount now due on claimant's lien is \$ 1,073.95
 (d) The said lien debtor either knows or should reasonably know that the said charges are due.

5. NOTICE HEREBY IS FURTHER GIVEN to said lien debtor and to whom it may concern that on October 17, 19 78, claimant will proceed to sell the above described chattels at public auction in Klamath County, Oregon, where claimant obtained possession thereof, at the following place in said county, to-wit: Doyle Milling, foot of Mallard Lane

at the hour of 9:00 o'clock AM. standard time daylight saving time (state which). The name of the person foreclosing said lien is Frank N. Addison in the City of Klamath Falls in the State of Oregon. The name of the owner or reputed owner of said chattels is the said John K. Roof, aka John K. Roff. The amount now due on claimant's lien is \$ 1,073.95. STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 7th day of November A.D., 19 78 at 3:26 o'clock A M., and duly XXXXXX XXXXX Filed of Liens Upon Chattels XXXXXX

FEE \$2.00

WM. D. MILNE, County Clerk
 By Bernice S. DeLoach, Deputy

6. At the conclusion of said foreclosure sale, claimant will apply the proceeds of said sale: first, to the payment of the expenses of the sale; second, to the discharge of claimant's said lien; and third, the balance, if any, will be paid to the county treasurer of the county in which said foreclosure sale is made, to be disposed of by said county treasurer as directed by law.

7. On September 12, 1978, and more than thirty days prior to the day so fixed for said foreclosure sale, claimant gave this notice by registered or certified mail to the following persons:

- a. To the lien debtor at his last known address; or if the lien debtor is a corporation, to its said registered agent at its said registered office.
- b. To all persons with a security interest in said chattels who have filed a financing statement perfecting that interest in the office of the Secretary of the State of Oregon or in the office of the appropriate county officer of the county in which the foreclosure sale is to be held.
- c. If the chattel so to be sold is one for which a certificate of title is required by the laws of this state, to all those persons whom the certificate of title indicates have a security interest in or lien upon the chattels; also on the date first mentioned in this paragraph 7, this notice was posted in a public place at or near the front door of the county court house of the county in which the sale is to be held and in a public place where claimant obtained possession of said chattels from the lien debtor in Klamath County, Oregon. Furthermore if the chattel to be sold has a fair market value of \$1000 or more, claimant, in addition to the above caused a notice of said sale to be printed for two successive weeks in a newspaper as required by Section 10(3) of said Chapter 648, Oregon Laws 1975.

In construing this instrument and where the context so requires, words in the singular include the plural; the masculine includes the feminine and the neuter and, generally, all changes shall be made or implied so that this instrument shall be deemed notice both to individuals and to corporations.

Dated September 12, 1978.

1st FRANK N. ADDISON
Claimant

By _____

STATE OF OREGON, County of Klamath ss.
I, Frank N. Addison

the claimant named in the foregoing instrument, being first duly sworn, say that I know the contents thereof and that the statements and claims made therein are in all respects correct and true, as I verily believe.

1st FRANK N. ADDISON

Subscribed and sworn to before me this 13 day of September, 1978.

1st Marion Kluemper

Notary Public for Oregon. My Commission expires 4-18-82