

96287

0138

SATISFACTION OF REAL PROPERTY MORTGAGE

Vol. 178/ Page 3209

File No. MTC-9833

KNOW ALL MEN BY THESE PRESENTS: THAT UNITED STATES NATIONAL BANK OF OREGON, a national banking association, hereby certifies and declares that a mortgage dated March 15, 19 79, made and executed by Aldo A. Balducci and Merriam J. Balducci, mortgagor , to United States National Bank of Oregon La Pine Branch, mortgagee, and recorded on the 21st day of May, 19 79, in book or document/Film No. 79 of the mortgage records of Klamath County, Oregon, on page 11592.

SEE ATTACHED

is satisfied and discharged.

IN WITNESS WHEREOF, UNITED STATES NATIONAL BANK OF OREGON has hereunto set its name, by its proper officer thereunto duly authorized, this 13th day of February, 19 81.

UNITED STATES NATIONAL BANK OF OREGON
By Emilee Boyd
Title Branch Officer Loans
Branch La Pine

STATE OF OREGON

County of Deschutes

On this 13th day of February, 19 81, personally appeared Emilee Boyd, to me personally known, who, of Branch Officer Loans

being duly sworn, did say that he is a (an) Branch Officer Loans of UNITED STATES NATIONAL BANK OF OREGON, and that said instrument was signed by authority of its board of directors, and he acknowledged said instrument to be the free act and deed of said corporation.



Dianna Marshall
Notary Public for Oregon
My Commission Expires 2-20-82

81 FEB 24 AM 10 46

3203

SATISFACTION OF REAL PROPERTY MORTGAGE

3210

property and all improvements situated thereon in Klamath County,
State of Oregon, described as follows:

A rectangular portion of the NE 1/4 of the SW 1/4 of Section 17,
Township 24 South, Range 7 East of the Willamette Meridian more
particularly described as follows:

Commencing at a point where the North-South center line of said
Section 17 intersects the Northeastly line of the highway
right-of-way of Oregon State Highway 58; thence along said North-
easterly line of said right-of-way in a generally Northwesterly
direction a distance of 650 feet to a point which is the true
point of beginning; thence at right angles to said highway right-
of-way and in a generally Northeastly direction 250 feet to a
point; thence at right angles to said last course and in a generally
Northwesterly direction a distance of 300 feet to a point; thence
at right angles to said last course and in a generally Southwesterly
direction a distance of 250 feet, more or less, to the said
Northeastly right-of-way line of said Oregon State Highway 58;
thence along said Northeastly line of said right-of-way in a
generally southeasterly direction a distance of 300 feet, more or
less, to the point of beginning, together with all of the right,
title and interest under that certain grant of easement in which
Anna Foegeding, a widow, is first party and John B. Amuchastegui
and Etta Marie Amuchastegui, husband and wife, and John L. Stonestreet
and Bertha L. Stonestreet, husband and wife, are second parties,
dated Sept. 26, 1947, affecting the NE 1/4 of the SW 1/4 of
Section 17, Township 24 South, Range 7 East Willamette Meridian,
Klamath County, Oregon.

SUBJECT TO:

- (A) Reservations, restrictions, rights-of-way and easements
of record and those apparent on the land.

SATISFACTION OF REAL PROPERTY MORTGAGE

United States National Bank
of Oregon

TO

STATE OF OREGON
County of Klamath

ss.

I certify that the within instrument was
received for record on the 24th

day of February

1981

at 10:46

o'clock

A M and

recorded in Book 181

on page 3209

or Document/Film No. 96287

said county.

Record of Mortgages of

Evelyn Bieln

County Clerk-Recorder

By *Janet H. Smith*

Deputy

Fee \$7.00

Return to Mountain

Mortgage

PO Box 247

Grand, Or 97701

KNOW ALL MEN BY THESE PRESENTS, That JAY MELLE PHINNEY and SANDRA MARIE PHINNEY, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DICK B. MILLER, JR. and LINDA P. MILLER, husband and wife, 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:

A portion of Lots 28 and 29, WEST PARK ADDITION to the City of Klamath Falls, more particularly described as follows:

Beginning at a 2" iron pin on the Southeasterly boundary of said Lot 29, said point being 34 feet Northeastly from the most Southerly corner of said Lot 29; thence Northeastly along the Southeast boundary of Lots 29 and 28, 46.12 feet to a 1/2" iron pin; thence North 15° 59' 26" West 143.40 feet to a 1/2" iron pin; thence Southwesterly along the Northwesterly boundary of Lots 29 and 28 to a 1/2" iron pin 34 feet from the Northwest corner of said Lot 29; thence South 23° 31' 00" East 145.07 feet to the point of beginning.

- continued on the reverse side of this deed -

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 except as stated on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed

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 \$ 75,000.00

However, the actual consideration consists of any and all other property or value given or promised which is the whole consideration (delete symbol 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 20th day of February, 1981, 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.

OFFICIAL SEAL
DIANA R. BEER
NOTARY PUBLIC - CALIFORNIA
SISKIYOU COUNTY
Commission Expires Feb. 13 1984

STATE OF OREGON CALIFORNIA } ss.
County of Siskiyou
February 23, 1981

Personally appeared the above named
JAY MELLE PHINNEY

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

Before me:
(OFFICIAL SEAL) Diana R. Beer
Notary Public for Oregon California
My commission expires: 2/13/84

GRANTOR'S NAME AND ADDRESS
Dick B. Miller, Jr.
450 Fulton
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS
After recording return to:
SAME AS GRANTEE

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
SAME AS GRANTEE

NAME, ADDRESS, ZIP

OFFICIAL SEAL
JAY MELLE PHINNEY
Sandra Marie Phinney
SANDRA MARIE PHINNEY
STATE OF OREGON, County of Klamath) ss.
February 20, 1981
Personally appeared SANDRA MARIE PHINNEY

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

Before me:
(OFFICIAL SEAL) Kristi L. Garrison
Notary Public for Oregon
My commission expires: 6/19/83

STATE OF OREGON, } ss.
County of
I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book on page or as file reel number Record of Deeds of said county. Witness my hand and seal of County affixed.

By Recording Officer Deputy

MOUNTAIN TITLE COMPANY

0138

88332

3212

- continued from the reverse side of this deed

SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. Reservations and restrictions as contained in plat dedication, to wit: "subject to building setbacks and regulations as set forth by the Zoning Ordinances of the City of Klamath Falls, Oregon, and to utility easements as shown on the annexed plat."
3. A 6 foot public utility easement as shown on the dedicated plat.
4. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, including the terms and provisions thereof, recorded November 21, 1956, in Volume 286, page 611, Deed Records of Klamath County, Oregon.
5. Grant of Right of Way, including the terms and provisions thereof, dated October 22, 1956, and recorded in Volume 287, page 446, Deed Records of Klamath County, Oregon, in favor of The California Oregon Power Company, a California corporation for pole or tower and wire lines and appurtenances thereto, and maintenance thereof.

STATE OF OREGON, COUNTY OF KLAMATH, ss.

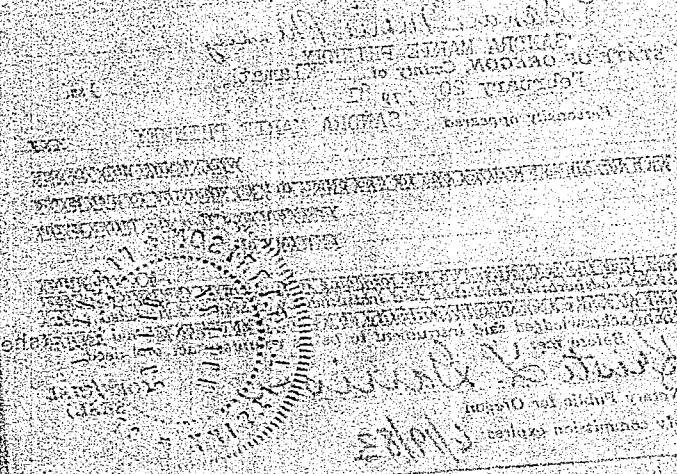
Filed for record at request of Mountain Title Co.

this 24th day of February A.D. 1981 at 10:46 clock A.M., of

duly recorded in Vol. M81, of Deeds, on Page 3211

By EVELYN BIEHN, County Clerk
Bernetha J. Letsch

Fee \$7.00



STATE OF OREGON
County of Klamath
I, Evelyn Biehn, County Clerk,
do hereby certify that the foregoing
instrument was duly recorded in the
Deed Records of this County, Oregon,
in Volume M81, on Page 3211,
this 24th day of February, A.D. 1981.
Witness my hand and the seal of this
County, Oregon, at Klamath Falls,
this 24th day of February, A.D. 1981.

RECEIVED
COUNTY CLERK
KLAMATH COUNTY, OREGON
FEB 24 1981
10:46 AM