

1-1-74

2507

BARGAIN AND SALE DEED

Vol. 178/ Page 13364

KNOW ALL MEN BY THESE PRESENTS, That GEORGIA M. ALBERS

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JOE M. McFADDEN and AMY L. McFADDEN, husband and wife, hereinafter called grantor, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 60, CASITAS.

(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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 6,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ①, 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 10th day of June, 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.

Georgia M. Albers

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

June 16, 1981

ss.

Personally appeared the above named Georgia M. Albers

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 02/18/1982

STATE OF OREGON, County of _____, 19____ ss.

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 _____

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.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording, return to:

Joe M. and Amy L. McFadden
2541 Glencrest
Anaheim, California 92801
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Joe M. and Amy L. McFadden
2541 Glencrest
Anaheim, California 92801
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 27th day of July, 1981, at 2:21 o'clock P.M., and recorded in book/reel/volume No. MS1 on page 13364 or as document/fee/file/instrument/microfilm No. 2507, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By *Bernetha J. Feltch* Deputy

Fee \$3.50

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2508

**INSULATION COST REPAYMENT AGREEMENT AND MORTGAGE
(LIMITED WARRANTY)**

This agreement is made this 26 day of November, 19 80, between Pacific Power & Light Company ("Pacific") and Forrest H. Alter and Louise Alter ("Homeowners").

I. Homeowners represent that they are the owners or contract vendees of the property at:
1417 Siskiyou Klamath Falls Klamath Oregon 97601

which is more particularly described as: LOT 35 of WEST PARK, Klamath County, Oregon,

being a subdivision of vacated portion of Buena Vista & Fairview Number 2 Additions to the City of Klamath Falls, Oregon.

hereinafter referred to as "the property."

2. Pacific shall cause insulation and weatherization materials checked below (subject to notations) to be installed in Homeowner's home pursuant to current Company Specifications:

- ☒ Storm Windows: Install 12 window(s) totalling approximately 177 sq. ft.
- ☐ Storm Doors: Install doors.
- ☒ Weatherstrip 2 doors.
- ☒ Sliding Doors: Install doors.
- ☒ Ceiling Insulation: Install insulation from an estimated existing R- 11 to an estimated R- 30, approximately 1108 sq. ft.
- ☒ Floor Insulation: Install insulation from an estimated existing R- 0 to an estimated R- 19, approximately 1108 sq. ft.
- ☐ Duct Insulation: Install duct insulation to an estimated R- .
- ☒ Moisture Barrier: Install moisture barrier in crawl space.
- ☒ Other: Water pipe wrap.
Four (4) roof vents.

The cost of the installation described above, for which Homeowners will ultimately be responsible under this agreement, is \$ 1923.00

3. LIMITED WARRANTY PROVISION

Pacific shall contract with an independent insulation and weatherization contractor and will pay for work done as described above.

Pacific warrants that the insulation and weatherization materials will be installed in a workmanlike manner consistent with prevailing industry standards. If installation is not installed in a workmanlike manner, Pacific, at no expense to the Homeowners, will cause any deficiencies to be corrected.

If upon completion of installation, Homeowners believe the work is deficient, Homeowners must contact the Manager, Weatherization Services Department, Pacific Power & Light Company, Public Building, 920 S.W. Sixth Avenue, Portland, Oregon 97204, (503) 243-1122, or the District Manager at their local Pacific Power & Light Company district office.

EXCEPT FOR THE WARRANTIES EXPRESSLY DESCRIBED IN THIS AGREEMENT, PACIFIC MAKES NO OTHER WARRANTIES. ALL EXPRESS AND IMPLIED WARRANTIES ARE EXTENDED ONLY TO AND LIMITED TO THE HOMEOWNERS, WILL START UPON COMPLETION OF THE INSTALLATION OF THE INSULATION, AND WILL TERMINATE 90 DAYS FROM THAT DATE. HOMEOWNERS' REMEDIES FOR ANY CLAIM, INCLUDING BUT NOT LIMITED TO EXPRESS OR IMPLIED WARRANTIES, NEGLIGENCE, STRICT LIABILITY OR CONTRACT ARE LIMITED TO THOSE REMEDIES EXPRESSLY DESCRIBED HEREIN, AND IN NO EVENT SHALL PACIFIC BE RESPONSIBLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES TO HOMEOWNERS OR ANYONE ELSE.

NOTE: Some states do not allow limitation as on how long an implied warranty lasts, so the above limitation may not apply to you.

Some states do not allow the exclusion or limitation of incidental or consequential damages, so the above limitations or exclusion may not apply to you.

This warranty gives you specific legal rights, and you may also have other rights which vary from state to state.

Pacific conducts Home Energy Analyses at the request of its customers to determine the cost-effectiveness of insulation and weatherization based upon average consumption patterns and typical local weather conditions. However, because of the variability and uniqueness of individual energy use, it is not possible to precisely predict the savings that will accrue to any particular individual. Therefore, Pacific, by providing information in good faith concerning the anticipated benefits of insulation and weatherization, or by entering into this agreement, does not warrant that the installation of the insulation and weatherization materials provided for in this agreement will result in savings of money or electrical consumption.

4. HOMEOWNERS' OBLIGATION TO REPAY

Individual Homeowners (natural person) shall pay to Pacific, without interest, the actual contract cost of the insulation and weatherization prior to the sale or transfer for consideration of any legal or equitable interest in any part of the property. Homeowners other than natural persons (corporations, trusts, etc.) shall pay to Pacific, without interest, the actual contract cost of the insulation and weatherization within seven years of the date of this agreement. Homeowners may pay such cost to Pacific at any time prior to the time payment is due.

5. HOMEOWNERS' OBLIGATION TO NOTIFY

Homeowners shall notify Pacific in writing of the sale or transfer for consideration of any legal or equitable interest in any part of the property, whether it is voluntary or involuntary. Such notice shall be sent as soon as Homeowners know that there will be a sale or transfer for consideration, and not later than one week before the expected sale or transfer. The notice must include the name of the Homeowners, the address of the property, the name of the person to whom the property is being sold or transferred, and the name of any person or company who is acting as a closing agent for the sale or transfer or is otherwise participating in the transaction. Homeowners authorized Pacific to contact any of the persons so named and authorize and direct such persons to pay Pacific any obligations owing under this agreement from any monies which such persons owe to Homeowners.

W.O. #00804

JUL 27 PM 2 50

6. SECURITY INTEREST

To secure the Homeowners' obligations herein, Homeowners hereby mortgage to Pacific the property, together with all present and future appurtenances, improvements, and fixtures thereto. This paragraph shall not take effect until that date which is one day prior to the earliest to occur of the following dates:

- (1) the date on which any legal or equitable interest in any part of the property is transferred;
- (2) the date on which any legal or equitable interest in any part of the property which does not exist as of the date of this agreement is created, including without limitation any deed, lien, mortgage, judgment or land sale contract;
- (3) the date on which any action or suit is filed to foreclose or recover on the property or any part thereof for any mortgage, lien, judgment or other encumbrance on the property or any part thereof which existed prior to the recording date of this agreement.

7. PERFECTION OF SECURITY INTEREST

Pacific may record this agreement in the county real property records, and Homeowners shall execute any other documents deemed necessary by Pacific to perfect this security interest.

8. Each Homeowner who signs this agreement shall be individually and jointly responsible for performing the obligations of Homeowners in this agreement. This agreement shall be binding upon the successors and assigns of the parties. Homeowners shall not assign this agreement without the written consent of Pacific.

9. This document contains the entire agreement between the parties and shall not be modified except by a written instrument signed by the parties.

10. HOMEOWNERS' RIGHT TO CANCEL. (OREGON STATUTE)

If this agreement was solicited at a place other than the offices of Pacific, and you do not want the goods or services, you may cancel this agreement without any penalty, cancellation fee or other financial obligation by mailing a notice to Pacific. The notice must say that you do not want the goods or services and must be mailed before 12:00 midnight of the third business day after you sign this agreement. The notice must be mailed to: Pacific Power & Light Company, 500 W. Main Street Klamath Falls, Oregon 97601

- However: You may not cancel if you have requested Pacific to provide goods or services without delay because of an emergency and
- (1) Pacific in good faith makes a substantial beginning of performance of the contract before you give notice of cancellation, and
 - (2) In the case of goods, the goods cannot be returned to Pacific in substantially as good condition as when received by Homeowners.

HOMEOWNER'S RIGHT TO CANCEL. (FEDERAL STATUTE). You, the Homeowner, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See the attached notice of cancellation form for an explanation of this right.

11. HOMEOWNERS ACKNOWLEDGE THAT THEY HAVE RECEIVED A COPY OF THIS AGREEMENT.

PACIFIC POWER & LIGHT COMPANY

By W. R. Schulte

HOMEOWNERS

Forrest N. Alter
Louise Alter

STATE OF OREGON)

) ss.

County of Klamath)

December 12, 19 80

Personally appeared the above-named Forrest H. Alter
 and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Karen S. Lippee
 Notary Public for Oregon
 My Commission Expires: August 13, 1982

STATE OF OREGON)

) ss.

County of Klamath)

December 12, 19 80

Personally appeared the above-named Louise Alter
 and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Karen S. Lippee
 Notary Public for Oregon
 My commission Expires: August 13, 1982

WHEN RECORDED RETURN TO:

PACIFIC POWER & LIGHT COMPANY // ATTENTION: PROPERTY SECTION / 920 S.W. SIXTH AVENUE / PORTLAND, OR 97204
 STATE OF OREGON; COUNTY OF KLAMATH: ss.

I hereby certify that the within instrument was received and filed for record on the

27th day of July, A.D., 19 81 at 2:50 o'clock PM., and duly recorded in

Vol M81 of Mortgages on page 13365.

Fee \$ 7.00

EVELYN BIEHN

COUNTY CLERK

By Bernetha D. Detch Deputy