DEED IN LIEU OF FORECLOSURE PUBLISHING CO., PORTLAND. OR. 97 FORM No. 721—QUITCLAIM DEED [Individual or Corporate]. Page QUITCLAIM DEED 3014 1-1-74 KNOW ALL MEN BY THESE PRESENTS, That ELSIE WEST ALSO KNOWN AS ELSIE CHRISTIANSEN for the consideration hereinafter stated, does hereby remise, release and quitclaim unto DESIGNER HOMES INC. hereinafter called grantee, and unto grantee's heirs, successors and assigns all of the grantor's right, title and interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any-Portion of SKNW4 Section 21, Township 39, Range 9 West of the Willamette Meridian, commonly known as 1660 Joe Wright Road. This deed is given in lieu of foreclosure per that second mortgage dated October 5, 1979, recorded M79, page 23842, Klamath County Mortgage Records, which said second mortgage secured that promissory note wherein Elsie West promised to pay to Paddock Mobile Homes, Inc., now known as Designer Homes, Inc. the sum of \$4,000.00. The first mortgage owed on said property is to Klamath First Federal Savings & Loan Association, said mortgage dated October 7, 1975 and recorded Book M75, page 14160, Klamath County Mortgage Records and which said first mortgage will be assumed by Designer Homes, Inc. This deed is also given in lieu of fore closure per that suit filed in the Circuit Court of the State of Oregon for the County of Klamath, Designer Homes, Inc., an Oregon corporation, Plaintiff, vs. Elsie West and Klamath First Federal Savings and Loan 281-110-10-PN-2-0 Association, Defendants, Case No. 81-401-2. IIF 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. -0-<sup>®</sup>However, the actual consideration consists of or includes other property or value given or promised which is the whole the whole point consideration (indicate which).<sup>(1)</sup> (The sentence between the symbols <sup>(1)</sup>, it 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. 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. KNOWN ALSO WEST ELSIE CHRISTIANSEN (If executed by a corporation, affix corporate seal) STATE OF OREGON, County of ... UTAH STATE OF OREGON, , 19..... County of Washington and Personally appeared . who, being duly sworn, () 19 81 each for himself and not one for the other, did say that the former is the July Personally appeared the above named .... president and that the latter is the Elsie West also known as .....secretary of ..... and that the seal attixed to the foregoing instrument is the corporation, of said corporation and that said instrument was signed and sealed in be-halt 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: Elsie Christiansen acknowledged the toregoing instru-20100 voluntary act and deed. RN PUMPA Bolorofpi Since Howard MOA Myrati Bublis for Oregon Utah My confinission expires: 6-29.85 Notary Public for Oregon My commission expires: <u>م</u> S STATE OF OREGON, بأر تعقدينا TTE O ss. County of KLAMATH I certify that the within instrument was received for record on the 10th day of August ..., 19.81., at 2;06 o'clock.<sup>P</sup>.M., and recorded GRANTOR'S NAME AND ADDRESS SPACE RESERVED page\_14148\_\_\_\_or as document/tee/file/ instrument/microfilm No.\_\_\_\_3014 GRANTEE'S NAME AND ADDRESS FOR RECORDER'S USE After recording return to: Robert S. Hamilton 292 Main Street Record of Deeds of said county. Witness my hand and seal of Klamath Falls, OR 97601 County affixed. NAME, ADDRESS, ZIP EVELYN BIEHN KLAMATH COUNTY CLERK Until a change is requested all tax statements shall be sent to the following address. Designer Homes (Deputy 3112 Washburn Way Butasel ran Klamath Falls, OR 97601 Fee \$ 3.50 NAME, ADDRESS, ZIP EK 3-54

UGO25 MTC-10493-L WARRANTY DEED HOUNTAIN HITLE COMPANY KNOW ALL MEN BY THESE PRESENTS, That Douglas W. Biard and M. Alice Biard, Husband and Wife 14149hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James R. Wenstrom Sr. and Shirley A. Wenstrom, Husband and Wife 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 apassigns, that certain real property, with the tenements, hereditaments and appurtenances merculus belonging or ap pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit: an ibulant from the county of the second from the second for the , hereinafter called busch on race, contraction of the second of autonot identification of transfer bounds, orenot norista Lot 7, Block 19, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 1 be according to the official plat thereof on file in the office of the County al al co solteret ATTACK TO THE SEALS 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 of this deed, or those pparent upon the land, if any, as of 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 \$.3,500.00 OHowever, - the actual - consideration - consists of -or - includes\_ other - property\_or - value - given or - promised - which is the whole parr of the Consideration (indicate which). (The sentence between the symbols O, it not epplicable, 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 if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by (If executed by a corporation, affix corporate seal) al м. CALIFORNIA lice STATE OF OKKARNY Alice Biard STATE OF OREGON, County of ..... Los Angeles County of AGNENE August 5 ....., 19 81 Personally appeared ..... Personally appeared the above named. ş .and Douglas W. Biard and each for himself and not one for the other, did say that the former is the ROSIE 8 M. Alice Biard president and that the latter is the ANG: and acknowledged the forego ment to be ...... their voluntary act secretary of ..... strug P 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: L SEAL Belore one: (OFFICIAL SUSIE California Notary Public for Breger (OFFICIAL My commission expires: 5-4-82 Notary Public for Oregon SEAL) My commission expires: Douglas W. Biard and M. Alice Biard 7027 South Broadway Whitter, California STATE OF OREGON. 90606 GRANTOR'S NAME AND ADDRESS James R. Wenstrom and Shirley A. Wenstrom County of ... .... General Delivery I certify that the within instru-Bonanza, Oregon ment was received for record on the 97623 GRANTEE'S NAME AND ADDRESS After recording return to: nt o'clock ...... M., and recorded SPACE RESERVED On page..... Or as in book FOR MTC RECORDER'S USE file/feel number Record of Deeds of said county. NAME, ADDRESS, ZIP Witness my hand and seal of Until a change is requested all tax statements shall be sent to the following address. County affixed. Per Grantee Recording Officer By ......Deputy NAME, ADDRESS, ZIP MOUNTAIN TITLE COMPAN

SUBJECT, TO:

10%-454

Taxes for the fiscal year 1981-1982, a lien, not yet due and payable. ٦.

Recital as contained in plat dedication, to wit: 2.

"Said plat being subject to a 16 foot easement centered on the back and side lines of all lots for future public utilities, and to all easements and reser-To vations of arcord. Languages be abbreaking the

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Covenants, conditions and restrictions, but omitting restrictions, if any, 3. based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded July 12, 1963 in Volume 346, page 473, Deed Records of Klamath County, Oregon.

4. Assessments of Klamath Recreational Association as set forth in the Declaration referred to in instrument recorded July 12, 1963 in Volume 346, page 473, Deed Records of Klamath County, Oregon.

## STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co

this 10 day of Aug A. D. 1981 at2:26 o'clock P ...

## duly recorded in Vol.\_\_\_\_\_ of\_\_\_\_\_ on Pa 🖌 14149 EVELYN BIEHN, COUNTY

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