

DEED IN LIEU OF FORECLOSURE

FORM No. 721—QUITCLAIM DEED (Individual or Corporate)

STEVENSON'S LAW PUBLISHING CO., PORTLAND, OR. 97204
Vol. 81 Page 14148

1-1-74

3014

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That ELSIE WEST ALSO KNOWN AS ELSIE CHRISTIANSEN, hereinafter called grantor, 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-wise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Portion of S $\frac{1}{2}$ NW $\frac{1}{4}$ 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 foreclosure 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 Association, Defendants, Case No. 81-401-2.

(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 \$ -0-

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (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 19 day of July, 19 81. 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.

(If executed by a corporation, affix corporate seal)

STATE OF UTAH }
County of Washington } ss.
July 19, 19 81.
Personally appeared the above named
Elsie West also known as
Elsie Christiansen

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 _____, 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 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:

I, Linda Howard, Notary Public for Oregon, do hereby certify that the foregoing instrument was acknowledged by the above named Elsie West also known as Elsie Christiansen voluntarily act and deed.
My commission expires: 6-29-85

Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Robert S. Hamilton
292 Main Street
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Designer Homes
3112 Washburn Way
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of KLAMATH }
I certify that the within instru-
ment was received for record on the
10th day of August, 19 81,
at 2:06 o'clock P.M., and recorded
in book/reel/volume No. M 81 on
page 14148 or as document/fee/file/
instrument/microfilm No. 3014.
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

EVELYN BIEHN KLAMATH COUNTY CLERK
NAME TITLE

Hazel Daigle Deputy

Fee \$ 3.50

81 AUG 10 PM 2 06

ck
350

KNOW ALL MEN BY THESE PRESENTS, That

Douglas W. Biard and M. Alice Biard, Husband and Wife
 hereinafter 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 7, Block 19, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 1
 according to the official plat thereof on file in the office of the County
 Clerk of Klamath County, Oregon.

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 apparent upon the land, if any, as of the date of this deed.

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

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See O.R.S. 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 5th day of August, 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.

(If executed by a corporation, affix corporate seal)

Douglas W. Biard
 Douglas W. Biard

M. Alice Biard
 M. Alice Biard

CALIFORNIA
 STATE OF ~~CALIFORNIA~~
 County of Los Angeles
 August 5, 1981

STATE OF OREGON, County of _____ ss.

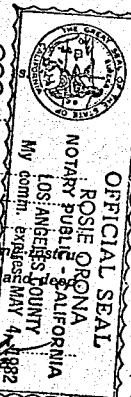
Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____

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: 5-4-82

Notary Public for Oregon
 My commission expires:

(OFFICIAL SEAL)



Douglas W. Biard and M. Alice Biard
 7027 South Broadway
 Whittier, California 90606
 GRANTOR'S NAME AND ADDRESS
 James R. Wenstrom and Shirley A. Wenstrom
 General Delivery
 Bonanza, Oregon 97623
 GRANTEE'S NAME AND ADDRESS

After recording return to:
 MTC
 NAME, ADDRESS, ZIP
 Until a change is requested all tax statements shall be sent to the following address.
 Per Grantee
 NAME, ADDRESS, ZIP

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/roll number _____
 Record of Deeds of said county.
 Witness my hand and seal of County affixed.

By _____ Recording Officer
 Deputy

SUBJECT TO:

ORIGINAL FILED

1-88101-374 14150

1. Taxes for the fiscal year 1981-1982, a lien, not yet due and payable.
2. Recital as contained in plat dedication, to wit:
"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 reservations of record."
3. 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 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 at 2:26 o'clock p.m.

duily recorded in Vol. M 81 of Deeds on Page 14149

EVELYN BRENN, County Clerk

7:00 By [Signature]

[Signature]
DONALD W. BROWN

STATE OF OREGON, County of Klamath



CLERK OF COUNTY

Notary Public for Oregon
My commission expires 5-4-82

STATE OF OREGON
County of Klamath
I, County Clerk, do hereby certify that the foregoing instrument was duly recorded in the office of the County Clerk, and that the index is the same.
Witness my hand and seal of office this 10th day of August, 1981.
County Clerk

STATE OF OREGON
County of Klamath
I, County Clerk, do hereby certify that the foregoing instrument was duly recorded in the office of the County Clerk, and that the index is the same.
Witness my hand and seal of office this 10th day of August, 1981.
County Clerk