

WARRANTY DEED

Vol. 1781 Page 14734



KNOW ALL MEN BY THESE PRESENTS, That Stanley M. Downs and C. Eloise Downs, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by William Porter, Trustee of the Cropsey-Caldwell Trust No. 1 and No. 2, 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:

PARCEL 1: Lots 13 and 14, Block 1, CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2: Lots 15 through 18, less the South 6 feet of Lot 18, Block 1, CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. Taxes for 1981-82 are now a lien but not yet payable.
2. Any unpaid charges or assessments of the City of Chiloquin for municipal improvements.

3. Mortgage, including the terms and provisions thereof, executed by Stanley M. Downs and C. Eloise Downs, husband and wife, to First Federal Savings and Loan Association of Klamath Falls, a Federal Corporation, (for continuation of this deed see reverse side of this document)

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 noted of record as of the date 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 \$356,000.00.

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 10th day of August, 1981; and 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)

Stanley M. Downs

C. Eloise Downs

C. Eloise Downs

STATE OF OREGON,

County of Klamath
August 18, 1981

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

Personally appeared _____ and _____

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

Personally appeared the above named Stanley M. Downs and C. Eloise Downs, husband and wife

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

Before me

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-5-83

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee
HSR 518
Victorville, Ca 92392

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

14735

dated December 23, 1975, recorded December 24, 1975, in Volume M75, page 16140, Microfilm Records of Klamath County, Oregon, to secure the payment of \$25,000.00. (Affects Lots 15 and 16, Block 1) which grantees herein assume and agree to pay the existing mortgage against the property, on which the current balance due is \$61,839.50 with interest paid to 8-1-81 to Klamath First Federal Savings and Loan Association. 4. Mortgage, including the terms and provisions thereof, executed by Stanley M. Downs and C. Eloise Downs, husband and wife, to First Federal Savings and Loan Association of Klamath Falls, a Federal corporation, dated September 17, 1976, recorded September 17, 1976, in Volume M76, page 14580, Microfilm Records of Klamath County, Oregon, to secure the payment of \$29,100.00. (Affects Lots 15, 16 and 17, Block 1), which grantees herein assume and agree to pay the existing mortgage against the property, on which the current balance due is \$48,848.02 with interest paid to 8-1-81 to Klamath First Federal Savings and Loan Association of Klamath Falls, a Federal corporation. 5. Right of Way Easement, including the terms and provisions thereof, given by Stanley M. Downs and C. Eloise Downs, husband and wife, to Pacific Power & Light Company, a corporation, dated January 14, 1977, recorded February 14, 1977, in Volume M77, page 2611, Microfilm Records of Klamath County, Oregon. (Affects Lots 13, 14, 15 and 16, Block 1). 6. Mortgage, including the terms and provisions thereof, executed by Stanley M. Downs and C. Eloise Downs, husband and wife, to Klamath First Federal Savings and Loan Association, a corporation, dated May 16, 1978, recorded May 18, 1978, in Volume M78, page 10431, Microfilm Records of Klamath County, Oregon, to secure the payment of \$80,000.00, which grantee herein assume and agree to pay the existing mortgage against the property, on which the current balance due is \$75,954.26 with interest paid to 8-1-81 to Klamath First Federal Savings and Loan Association, a corporation. (Affects Lots 13 and 14, Block 1). Grantees herein agree to hold Grantors harmless from the above mortgages. 7. Conditional Assignment of Rentals, including the terms and provisions thereof, by and between Stanley M. Downs and C. Eloise Downs, husband and wife, and Klamath First Federal Savings and Loan Association, a Federal corporation, dated May 16, 1978, recorded May 16, 1978, in Volume M78, page 10433, Microfilm Records of Klamath County, Oregon, relating to the mortgage shown above as Exception #6. (Affects Lots 13 and 14, Block 1).

STATE OF OREGON; COUNTY OF KLAMATH, ss.
Filed for record at request of Klamath County Title Co.

this 18th day of August A. D. 1981 at 3:30 o'clock P. M., and
duly recorded in Vol. M81, of Deeds on Page 14734

By EVELYN BIEHN, County Clerk
Bernard J. Letcher
Fee \$7.00

STATE OF OREGON

I certify that the within instrument was received for record on the 18th day of August, 1981, at 3:30 o'clock P. M., and recorded in book 14734 of Volume M81 of the County of Klamath, State of Oregon.
Witness my hand and seal of office this 18th day of August, 1981.
County Clerk

Deputy