



K-34704

KNOW ALL MEN BY THESE PRESENTS, That William Porter Trustee of the Cropsey-Caldwell Trust No. 1 and No. 2

hereinafter called grantor, does hereby grant, bargain, sell and convey unto Steve Cropsey and Jeanne Cropsey, husband and wife, as to an undivided one-half interest, and Patricia R. Caldwell, husband and wife, as to an undivided one-half interest 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:

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, 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. (for continuation of this document see reverse side of this document)

(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 \$ TITLE  
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 10 day of August, 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.

William Porter Trustee of the Cropsey-Caldwell Trust No. 1 and No. 2

(If executed by a corporation, affix corporate seal)

STATE OF OREGON (CALIFORNIA) ss.  
County of San Bernardino  
August 19, 19 81

STATE OF OREGON, County of \_\_\_\_\_ ss.  
Personally appeared \_\_\_\_\_, 19\_\_\_\_, 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 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.

Personally appeared the above named William Porter Trustee of the Cropsey-Caldwell Trust No. 1 and No. 2 and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:  
(OFFICIAL SEAL) INDA S. MOLINO California  
Notary Public for Oregon  
My commission expires 1-7-84  
PRINCIPAL OFFICE IN  
SAN BERNARDINO COUNTY  
My Commission Exp. Feb. 17, 1984

Before me:  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires:

GRANTOR'S NAME AND ADDRESS  
GRANTEE'S NAME AND ADDRESS  
After recording return to:  
Grantee  
HSR 578 Victorville Ca  
92392  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address.  
Same  
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.  
County of \_\_\_\_\_  
I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock PM, and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ of as document/tee/file/instrument/microfilm No. \_\_\_\_\_ Record of Deeds of said county.  
Witness my hand and seal of County affixed.  
NAME TITLE  
By \_\_\_\_\_ Deputy

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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 Grantees 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).

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).

8. Mortgage, including the terms and provisions thereof, executed by William Porter Trustee of the Cropsey-Caldwell Trust No. 1 and No. 2, to Stanley M. Downs and C. Eloise Downs, husband and wife, dated August 10, 1981, recorded August 18, 1981, in Volume M81, page 14736, Microfilm Records of Klamath County, Oregon, to secure the payment of \$139,158.22, which Grantees herein assume and agree to pay on which the current balance due is \$139,158.22 to Stanley M. Downs and C. Eloise Downs, husband and wife.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Titel Co.

this 18th day of August A.D. 1981 at 3:30 o'clock P.M., and duly recorded in Vol. M81, of Deeds, page 14740

EV. LYN BIEHN, County Clerk

By Bernetha D. Lick

Fee \$7.00

INDEXED  
(4428)

STATE OF OREGON  
County of  
I certify that the within instrument was duly recorded in the public records of this county on the day of 1981 at 3:30 o'clock P.M. and recorded in book and volume No. 14740 of the Microfilm Records of Klamath County, Oregon. In testimony whereof, I have hereunto set my hand and seal of office at Klamath Falls, Oregon, this 18th day of August, 1981.

County Clerk

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