

THIS INDENTURE between Jack M. Peters and Linda J. Peters as husband and wife

(If husband and wife, so indicate)

hereinafter called the first party, and Wells Fargo Realty Services, Inc. a California Corp. hereinafter called the second party; WITNESSETH: as Trustee under Trust 7213

Whereas, the title to the real property hereinafter described is vested in fee simple in the first party, subject to the lien of a mortgage or trust deed recorded in the mortgage records of the county hereinafter named, in book M79 at page 25672 thereof, reference to said records hereby being made, and the notes and indebtedness secured by said mortgage or trust deed are now owned by the second party, on which notes and indebtedness there is now owing and unpaid the sum of \$ 7,762.46, the same being now in default and said mortgage or trust deed being now subject to immediate foreclosure, and whereas the first party, being unable to pay the same, has requested the second party to accept an absolute deed of conveyance of said property in satisfaction of the indebtedness secured by said mortgage and the second party does now accede to said request;

NOW, THEREFORE, for the consideration hereinafter stated (which includes the cancellation of the notes and indebtedness secured by said mortgage or trust deed and the surrender thereof marked "Paid in Full" to the first party), the first party does hereby grant, bargain, sell and convey unto the second party, his heirs, successors and assigns, all of the following described real property situate in Klamath County, State of Oregon, to-wit:

Lot 21, in Block 37 of Tract 1134-Oregon Shores Unit 2 1st Addition as shown on the map filed on November 3, 1978 in Volume 21, Page 29 of Maps in the office of the county recorder of said county

together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the same unto said second party, his heirs, successors and assigns forever.

And the first party, for himself and his heirs and legal representatives, does covenant to and with the second party, his heirs, successors and assigns, that the first party is lawfully seized in fee simple of said property, free and clear of incumbrances except said mortgage or trust deed and further except C.C. & R. etc. as shown on records

that the first party will warrant and forever defend the above granted premises, and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, other than the liens above expressly excepted; that this deed is intended as a conveyance, absolute in legal effect as well as in form, of the title to said premises to the second party and all redemption rights which the first party may have therein, and not as a mortgage, trust deed or security of any kind; that possession of said premises hereby is surrendered and delivered to said second party; that in executing this deed the first party is not acting under any misapprehension as to the effect thereof or under any duress, undue influence, or misrepresentation by the second party, or second party's representatives, agents or attorneys; that this deed is not given as a preference over other creditors of the first party and that at this time there is no person, co-partnership or corporation, other than the second party, interested in said premises directly or indirectly, in any manner whatsoever, except as aforesaid.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$9,800.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this instrument, it is understood and agreed that the first party as well as the second party may be more than one person; that if the context so requires, the singular shall be taken to mean and include the plural; that the singular pronoun means and includes the plural, the masculine, the feminine and the neuter and that, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the first party above named has executed this instrument; if first party is a corporation, it has caused its corporate name to be signed hereto and its corporate seal affixed by its officers duly authorized thereunto by order of its Board of Directors.

Dated 4/12/82, 1982

SHARON C. BEAVERS
NOTARY PUBLIC - OREGON

MY COMMISSION EXPIRES 12-3-84

STATE OF OREGON,

County of Josephine

January 12, 1982

Personally appeared the above named Jack M. Peters and Linda J. Peters

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

(OFFICIAL SEAL)

Before me:

Sharon C. Beavers

Notary Public for Oregon

My commission expires: 12-3-84

STATE OF OREGON,)
County of Klamath)

Filed for record at 1982

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Notary

My co.

this 1 day of April A.D. 1982

at 3:36 o'clock P M, and duly

recorded in Vol. M 82 of Mtge

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EVELYN BISHN, County Clerk

By Joyce McShaw Deputy

Notary Fee 4.00

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and deed.

OFFICIAL SEAL)

RETURN

WARS

572-2 GREEN ST

ORASADA CA 9101

M. RODRIGUEZ

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