

KNOW ALL MEN BY THESE PRESENTS, That Whereas the title to the real property hereinafter described is vested in fee simple in WARD L. EDWARDS and BETTY L. EDWARDS, hereinafter called first parties, subject to a Contract of Sale dated the 15th day of September, 1978, as to Parcel 1, Notice of which said Contract of Sale dated the 15th day of September, 1978, was recorded in M-78, Page 21059, Mortgage Records of Klamath County, Oregon, on the 25th day of September, 1978; and whereas, in July, 1979, an amendment was prepared to said Contract, and although the purchase price was not changed, and the said amended contract was never executed, the description was changed and the real property described as set forth in Parcel 2 herein may potentially form a cloud upon the title to said real property and said description as changed included property in the names of WARD L. EDWARDS and BETTY L. EDWARDS, whereas the description as shown in Parcel 1 was property in the name of WARD L. EDWARDS only. That on account of the inclusion of said additional property in the description in the Amendment of Contract, BETTY L. EDWARDS needs to be included and receive release as to property in her name and that of WARD L. EDWARDS.

That the Purchasers under said Contract of Sale and proposed amendment to Contract are TROY PALMER and DAWN PALMER, hereinafter called second parties, on which said Contract there is now due \$ _____, and the same is now in default and subject to immediate foreclosure, and the second parties, being unable to pay the same and desiring to avert a possible deficiency judgment, have requested the first parties to accept an absolute deed of conveyance of said property in satisfaction of the indebtedness secured by said Contract of Sale, and the first parties do now accede to said request;

NOW, THEREFORE, In consideration of the sum of One Dollar to the second parties paid by the first parties, and the cancellation of all debt and all evidence of indebtedness under said Contract of Sale, the receipt of all of which consideration is hereby acknowledged, the second parties do hereby grant, bargain, sell and convey unto the said first parties, their heirs, successors and assigns, all of their right, title and interest in and to the following-described real property situate in Klamath County, State of Oregon, to-wit:

Parcel 1:

"A portion of Lot 8, Section 6, Township 40 South, Range 8 East of the Willamette Meridian.

Beginning at a point on the East line of Lot 8, Section 6, Township 40 S., Range 8 E.W.M. 660.00 ft. South from the Northeast corner of said Lot 8; thence West at right angles to said East line of said Lot 8 to a point on the Easterly line of Keno-Worden Highway and the point of beginning of this description; thence Northwesterly along said Easterly line of said Highway 160.00 ft.; thence East 200.00 ft.; thence Southeasterly parallel with and 200.00 ft. from the Keno-Worden Highway 160.00 ft.; thence West 200.00 ft. to said Highway right of way and point of beginning of this description;"

Any cloud which may arise or any right, title and interest which may exist in and to the following-described property situate in Klamath County, State of Oregon, to-wit:

Parcel 2:

A portion of Lot 8, Section 6, Township 40 South, Range 3 East of the Willamette Meridian.

Beginning at a point on the East line of Lot 8, Section 6, Township 40 South, Range 8 E.W.M. 660.00 ft. South from the Northeast corner of said Lot 8; thence West at right angles to said East line of said Lot 8 to a point on the Easterly line of Keno-Worden Highway and the point of beginning of this description; thence Northwesterly along said Easterly line of said Highway 355.00 ft.; thence East 200.00 ft.; thence Southeasterly parallel with and 200.00 ft. from the Keno-Worden Highway 355.00 ft.; thence West 200.00 ft. to said Highway right of way and point of beginning of this description;"

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

TO HAVE AND TO HOLD The above-described and granted premises with the appurtenances unto the said first parties, their heirs, successors and assigns forever.

And the second parties for themselves and their heirs and legal representatives do covenant to and with the first parties, their heirs, successors and assigns as follows:

That the second parties, PALMERS, are the Contract Purchasers of said real property and that said real property is free and clear of encumbrances except those encumbrances which have been placed thereon by first parties, EDWARDS; that there are no outstanding obligations of purchasers upon which a lien may be filed.

That the second parties will, and their heirs, personal representatives, shall 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 first parties, and not as a mortgage, trust conveyance, or security of any kind, and that possession of said premises is hereby surrendered to said first parties; and that in executing this deed the grantors are not acting under any misapprehension as to the effect thereof, nor under any duress, undue influence, or misrepresentation by the first parties, or their agent or attorney;

That this deed is not given as a preference over other creditors of the second parties; and that at this time there is no person, co-partnership, or corporation, other than the first parties, interested in said premises directly or indirectly, in any manner whatsoever.

IN WITNESS WHEREOF, The second parties above-named, have hereunto set their hands and seals this 22nd day of Aug, 1981.

*Ret - Bob Puckett
280 Main
Keno*
Troy J. Palmer
TROY PALMER

Dawn Palmer
DAWN PALMER

STATE OF OREGON, County of Klamath) ss.

BE IT REMEMBERED, That on this 22nd day of July, 1981, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named TROY PALMER and DAWN PALMER who are known to me to be the identical individuals described in and who executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

SEND TAX STATEMENTS TO:
WARD L. and BETTY L. EDWARDS
P.O. Box 71, Keno, OR 97627

Pam McVance
NOTARY PUBLIC FOR OREGON
My Commission Expires: 8-1-82

STATE OF OREGON: COUNTY OF KLAMATH :ss

I hereby certify that the within instrument was received and filed for record on the 24 day of June A.D., 19 82 at 11:25 o'clock A M, and duly recorded in Vol M82, of Mtge on page 8021

Fee \$ 8.00

EVELYN BIEHN COUNTY CLERK
by Joyce McVance Deputy