

13999

Deed

THIS INDENTURE between KATHLEEN R. MUNO, hereinafter called the first party, and BRENT K. BURBIDGE and RITA J. BURBIDGE, husband and wife, hereinafter called the second party;

W I T N E S S E T H:

Whereas, the parties hereto did enter into a contract for the purchase and sale of the hereinafter described real and personal property, and whereas there is now owed on said contract by the first party the approximate sum of \$110,000.00, the same now being in default and said contract 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 in said contract and the second party does now accede to said request;

NOW, THEREFORE, for the consideration hereinafter stated (which includes the cancellation of said contract), the first party does hereby grant, bargain, sell and convey unto the second party, their heirs, successors and assigns, all of the following described real property situate in Klamath County, State of Oregon, to-wit:

A portion of Section 21, Township 27 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin on the Easterly right-of-way line of the Dalles-California Highway, which lies South 19°24' East, a distance of 159.2 feet from the Southwest corner of Block 8 of CHEMULT, OREGON; running thence South 19°24' East along the Easterly right-of-way line of the Dalles-California Highway, a distance of 200 feet to an iron pin; thence North 70°36' East a distance of 318 feet to an iron pin on the Westerly right-of-way line of the S.P.R.R.; thence North 20°54' West along the Westerly right-of-way line of the S.P.R.R. a distance of 200 feet to an iron pin; thence South 70°36' West a distance of 312.8 feet, more or less, to the point of beginning

together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the personal property situated thereon which was part of the contract of sale.

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

And the first party, for herself and her heirs and legal representatives, does covenant to and with the second party, their heirs, successors and assigns; 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 thereon or under any duress, undue influence, or misrepresentation by the second party,

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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 actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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.

IN WITNESS WHEREOF, the first party above named has executed this instrument.

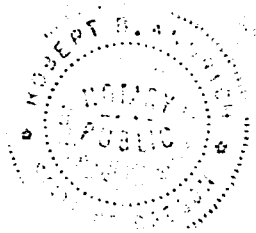
DATED: May 27, 1982

Kathleen R. Muno
Kathleen R. Muno

STATE OF OREGON)
) ss. May 27, 1982
COUNTY OF LANE)

Personally appeared before me the above named Kathleen R. Muno and acknowledged the foregoing instrument to be her voluntary act and deed.

Robert Bland
Notary Public for Oregon
My Commission Expires: 12-12-82



Until a change is requested
mail tax statements to:

Brent Burbidge
7409 - 38 Loop, S.E.
Lacey, WA 985 03

After Recording Return to:

William M. Ganong
1151 Pine Street
Klamath Falls, OR 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 27 day of July A.D. 19 82 at 4:02 o'clock PM and
duly recorded in Vol. M 82 of Deeds on file 9619

Fee \$8.00

By Evelyn Biehn County Clerk
EVELYN BIEHN, County Clerk