

Vol. M82 Page 11089

1-1-74

14930
THIS INDENTURE between

ROD E. TRAVIS,
(If husband and wife, so indicate)

husband and wife,

hereinafter called the first party, and **ORVAL K. MUSGROVE and FERN M. MUSGROVE,** /
hereinafter called the second party; **WITNESSETH:**
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 **M-79** at page **27021** thereof or as file/reel number **77004** (state which), 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 **\$46,802.71**, 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 19, Block 3, Tract 1087, FIRST ADDITION TO BANYON PARK.
SUBJECT TO: (1) Klamath County real property taxes. (2) Liens and assessments of the City of Klamath Falls for monthly water and/or sewer service. (3) Rules, regulations and assessments of South Suburban Sanitary District. (4) Reservations and restrictions contained on the plat and shown in the dedication of Tract 1008, Banyon Park. (5) Declaration of conditions and restrictions for Banyon Park Subdivision recorded December 30, 1970, in Volume M-70, Page 11421, Microfilm records of Klamath County, Oregon,

together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining;
(CONTINUED ON REVERSE SIDE)

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to:
H.F. SMITH
Attorney at Law
640 Main Street
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
Orval K. and Fern M. Musgrove
5800 Airway Drive
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,
County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/reel number _____
Record of Deeds of said county.
Witness my hand and seal of
County affixed.
By _____ Recording Officer
Deputy

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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 those incumbrances stated above

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 \$46,802.71

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$46,802.71

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 _____, 1982

(If executed by a corporation
affix corporate seal)

STATE OF OREGON.

County of KLAMATH

Aug. 12, 1982

Personally appeared the above named

RODGE, TRAVIS

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

(OFFICIAL
SEAL)

Before ~~his~~

~~Notary Public for Oregon~~

My commission expires: 3-22-85

STATE OF OREGON, County of

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

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.

Before me:

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL.)

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

On the 25 day of August A.D. 1982 at 11:07 o'clock A.M., and

duly recorded in Vol. M 82, of Deeds on Page 11089

Fee \$8.00

EVERLYN BIEHN County

By Joyce Mc Chave