

1-1-74

18240

WARRANTY DEED
IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, That

--HELEN J. ALBERDING--

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GREGORY J. HIGASHI and VICKEY N. HIGASHI, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 2, Block 12, FOURTH ADDITION TO WINEMA GARDENS,
in the County of Klamath, State of Oregon.

Subject to the covenants, easements, restrictions and
encumbrances of record.

It is understood and agreed that:

1. This conveyance is instead of and equivalent to grantee's foreclosure of the contract;
2. The consideration hereunder is the grantee's forbearance to foreclose the contract;
3. Grantee (vendor) shall retain all payments made on such contract as reasonable rental value.

(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.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is grantee's forbearance to foreclose the contract.
① However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). ② (The sentence between the symbols ①, 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 13 day of October, 1982; 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.

(If executed by a corporation,
affix corporate seal)

X Helen J. Alberding
HELEN J. ALBERDING

STATE OF CALIFORNIA

COUNTY OF Los Angeles } SS.

STATE OF OREGON, County of _____) ss.

On October 27, 1982 before me, the undersigned, a Notary Public in and for said State, personally appeared Helen J. Alberding

and
s duly sworn,
former is the
e latter is the

a corporation,
corporate seal
sealed in be-
i; and each of
and deed.

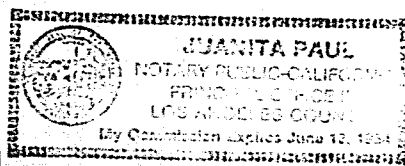
(OFFICIAL
SEAL)

to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.

WITNESS my hand and official seal.

Signature

Juanita Paul



Helen J. Alberding
5212 Hammill
El Monte, California 91732

GRANTOR'S NAME AND ADDRESS

Gregory J. & Vickey N. Higashi
1355 6th Street N.W.
Salem, Oregon 97304

GRANTEE'S NAME AND ADDRESS

After recording return to:
Miriam Haverstock Whitney
P.O. Box 23414

Tigard, Oregon 97223

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Gregory J. & Vickey N. Higashi
1355 6th Street N.W.
Salem, Oregon 97304

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 10 day of Dec., 1982, at 11:05 o'clock A.M., and recorded in book/reel/volume No. M82 on page 17536 or as document/fee/file/instrument/microfilm No. 17536, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

John M. Gure Deputy
Fee \$4.00

SPACE RESERVED
FOR
RECORDER'S USE

STAPLE HERE