

Nelson E. Carr and unmarried man
(If husband and wife, so indicate)

If husband and wife, so indicate!

THIS INDENTURE between Nelson E. Carl and _____ (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
_____ to the real property hereinafter described is vested in fee simple in the first party, subject
to the terms and conditions hereinafter set forth, and the records of the county hereinafter named, in book _____

Whereas, the title to the real property hereinafter described is the mortgage records of the county hereinafter named, in book to the lien of a mortgage or trust deed recorded in the mortgage records of the county hereinafter named, and the notes and indebtedness secured M80 at page 22462 hereof, reference to said records hereby being made, and the notes and indebtedness there is now 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 \$ 4,724.91, 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;

AND THEREFORE, for the consideration hereinafter stated (which includes the cancellation of the notes and the surrender thereof marked "Paid in Full" to the

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 9, Block 39 Tract 1184 Oregon Shores-Unit 2-1st Addition, as shown on the map filed on November 9, 1978 in Volume 21, Page 29 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 \$ 6,500.00 .

However, the actual consideration consists of or includes other property or value given or promised which is consideration (indicate which).

part of the the whole of this instrument, it is understood and agreed that the first party as well as the second party shall be taken to mean and include the

part of the
the whole


consideration (indicate which).^①

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.

WITNESSES WHEREOF the first party above named has executed this instrument; if first party is a corporation, the same has caused this instrument to be signed by its duly authorized officers and its corporate seal affixed by its officers duly authorized for that purpose.

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 1-3, 19 83.


Nelson F. Carr

Dated 1/1/53



STATE OF ~~OREGON~~ California

County of Los Angeles 1983

Personally appeared the above named

..... Nelson Carl
..... and acknowledged the foregoing instru-
ment to be voluntary act and deed.

(OFFICIAL
SEAL)

Before me:

Notary Public for ~~California~~ California

My commission expires: 5-18-84

STATE OF OREGON, County of _____

Personally appeared

Personally appeared _____ who, being duly sworn,
each for himself and not one for the other, did say that the former is the
president and that the latter is the
secretary of

and that the seal attixed 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 (), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

RETURN TO: Wells Fargo Realty Services, Inc., 572 East Green Street, Pasadena, CA 91101

Attn: Maria Rodriguez #7213-01275

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 18 day of Feb. A. D. 19 83 at 10:58 o'clock A.M., and
 duly recorded in Vol. M83, of Deeds on Page 2598

Fee \$8.00

By Evelyn Biehn
 EVELYN BIEHN, County Clerk