

21114

T/A # M-38-25693-5

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KNOW ALL MEN BY THESE PRESENTS, That PACIFIC WEST MORTGAGE CO., an Oregon corporation hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICK F. MARLIN and MAUREEN G. MARLIN, husband and wife 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:

A portion of Lot 1, Block 65, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, described as follows: Beginning at a point on the Southerly line of 9th Street 104 feet North-westerly from the Southeasterly (or most Easterly) corner of Lot 1, Block 65, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS: thence Southwesterly and parallel with Grant (formerly Franklin) Street 86 feet; thence Northwesterly and parallel with 9th Street 50 feet; thence Northeasterly parallel with said Grant Street 86 feet; thence Southeasterly along Southerly line of 9th Street 50 feet to the place of beginning.

SELLER MAKES NO WARRANTIES AS THIS IS A FORECLOSED PROPERTY AND THEY HAVE NO ACTUAL KNOWLEDGE AS TO ITS CONDITION. BUYERS TAKE THE PROPERTY IN "AS IS" CONDITION.

(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

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 \$ 10,000.00

However, the actual consideration consists of ~~XXXXXX~~ other ~~XXXXXX~~ value given ~~XXXXXX~~ which is part of the consideration (indicate which). (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 28th day of February, 19 83; 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)

PACIFIC WEST MORTGAGE CO.

By: *[Signature]*  
President

STATE OF OREGON, )  
County of \_\_\_\_\_ ) ss.  
19 \_\_\_\_\_

STATE OF OREGON, County of Marion ) ss.  
February 28, 19 83

Personally appeared the above named \_\_\_\_\_

Personally appeared H. Clayton Livengood ~~XXX~~ who, being duly sworn,

~~and~~ for himself ~~XXXXXX~~ did say that ~~the~~ ~~XXXXXX~~ is the president ~~XXXXXX~~ of Pacific West Mortgage Co.

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: *Linda L. Nussell*  
Notary Public for Oregon

My commission expires: 11-20-85

(OFFICIAL SEAL)

Before me:  
Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

PACIFIC WEST MORTGAGE CO.  
P. O. Box 497  
Stayton, OR 97383  
GRANTOR'S NAME AND ADDRESS

RICK & MAUREEN MARLIN  
P. O. Box 134  
Midland, OR  
GRANTEE'S NAME AND ADDRESS

After recording return to:

RICK & MAUREEN MARLIN  
P. O. Box 134  
Midland, OR  
NAME, ADDRESS, ZIP

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

RICK & MAUREEN MARLIN  
P. O. Box 134  
Midland, OR  
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, ) ss.  
County of KLAMATH

I certify that the within instrument was received for record on the 7th day of MARCH, 19 83, at 3:44 o'clock P.M., and recorded in book/reel/volume No. 63 on page 3447 or as document/fee/file/instrument/microfilm No. 21114 Record of Deeds of said county.

Witness my hand and seal of County affixed.

EVELYN STEEN KLA ATH CO CLERK  
NAME TITLE

FILE \$ 4.00

By *[Signature]* Deputy