

31935

M10 13212-K

GENE L. HAWTREY

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HUGH M. BIGGS and CHRISTINA BIGGS, 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 380 of Block 113, MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT: 1. Conditions and restrictions as contained in Deed from Klamath Korporation to Will Heubert, et ux, recorded March 22, 1926, in Volume 69, page 391, Deed Records of Klamath County, Oregon, but omitting restrictions, if any, based on race, color, religion, or national origin - continued on the reverse -

MOUNTAIN TITLE COMPANY INC.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

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 except as stated on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed

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 \$ 33,000.00. However, the actual consideration consists of a fee simple interest in the above described premises which is the whole consideration indicated therein. The sentence between the symbols ( ), if not applicable, should be deleted. See ORS 93.030.)

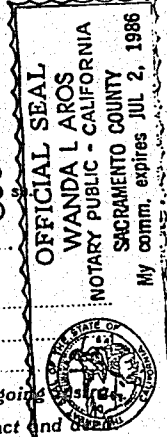
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 20 day of December, 1983; 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.

Gene L. Hawtreay GENE L. HAWTREY

(If executed by a corporation, affix corporate seal)

STATE OF OREGON CALIFORNIA County of SACRAMENTO December 20, 1983



STATE OF OREGON, County of ) ss. Personally appeared , 19

Personally appeared the above named GENE L. HAWTREY

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

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: Wanda L. Aros CALIFORNIA Notary Public for Oregon My commission expires: 7-2-86

Before me: (OFFICIAL SEAL) Notary Public for Oregon My commission expires:

Mr. Gene L. Hawtreay 4514 Bluebill Way Sacramento, CA 95842 GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Hugh M. Biggs 12006 Hammack St. #B Culver City, CA 90230 GRANTEE'S NAME AND ADDRESS

After recording return to: SAME AS GRANTEE

NAME, ADDRESS, ZIP Until a change is requested all tax statements shall be sent to the following address. SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.

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/reef number Record of Deeds of said county Witness my hand and seal of County affixed.

By Recording Officer Deputy



- continued from the reverse side of this deed -

2. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: June 16, 1978  
Recorded: June 19, 1978  
Volume: M78, page 13044, Microfilm Records of Klamath County, Oregon  
Amount: \$24,000.00  
Grantor: Gene L. Hawtrey, Fred W. Hawtrey, and Marcella J. Hawtrey  
Trustee: William Sisemore  
Beneficiary: Klamath First Federal Savings and Loan Association

The Grantees on the reverse side of this deed have hereby agreed to assume and pay the above described Trust Deed.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .. ..  
this 27th day of December A. D. 19 83 at 2:31 o'clock P. M., and  
duly recorded in Vol. M83, of Deeds on Page 22114

By Evelyn Biehn County Clerk

Fee \$8.00

