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39797

RECORD AT REQUEST OF & RETURN TO:  
 Parks & Ratliff  
 228 North 7th Street  
 Klamath Falls, OR 97601

Vol. M84 Page 14496  
 Vol. M84 Page 13581

STATUTORY SPECIAL WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENCE, that HELEN L. WOOLINGTON, grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell, convey and specifically warrant unto RALPH WILLIAM ALMETER and HELEN ZETTA ALMETER, husband and wife, herein grantee, and unto grantee's successors and assigns, all of that certain real property with the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining and free of encumbrances created or suffered by grantor except as specifically set forth herein, situated in Klamath County, Oregon, and more particularly described as follows:

PARCEL 1: The Easterly 15 feet of Lot 3 and the Westerly 45 feet of Lot 2 in Block 49 of NICHOLS 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.

PARCEL 2: The Easterly 20 feet of the Northerly 113 feet of Lot 10, Block 49, and the Westerly 13 feet of the Northerly 113 feet of Lot 11, Block 49, NICHOLS 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.

PARCEL 3: The Westerly 13 feet of the Southerly 113 feet of Lot 1, Block 49 and the Easterly 20 feet of the Southerly 113 feet of Lot 2, Block 49 in NICHOLS 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.

This deed is absolute in effect and conveys fee simple title of the premises above-described to the grantee and does not operate as a mortgage, trust, conveyance or security of any kind.

The fee and liens shall hereafter remain separate and distinct.

Grantor herein is not under any misapprehension as to the effect of this deed nor under any duress, undue influence or misrepresentation by grantee, its agents, attorneys or any other person.

Grantor does hereby waive, surrender, convey and relinquish any equity of redemption and statutory rights of redemption concerning the real property the subject hereof.

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

Until a change is requested, all tax statements are to be sent to the following address:

Ralph and Helen Almeter  
 1038 Main Street  
 Klamath Falls, OR 97601

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IN WITNESS WHEREOF, the grantor has executed this instrument this 17 day of July, 1984.

Helen L. Woolington  
HELEN L. WOOLINGTON

STATE OF Idaho )  
County of Campana ) ss.

On this 17 day of July, 1984, personally appeared the above-named HELEN L. WOOLINGTON and acknowledged the foregoing instrument to be her voluntary act and deed.

John R. Bunch  
NOTARY PUBLIC FOR Idaho  
My commission expires: June 1984

STATE OF OREGON, )  
County of Klamath )  
Filed for record at request of

INDEXED

on this 7th day of Aug. A.D. 19 84  
at 10:22 o'clock A M, and duly  
recorded in Vol. M84 of Deeds  
Page 13581

EVELYN BIEHN, County Clerk

By Sam Smith

Fee 8.00



STATE OF OREGON: COUNTY OF KLAMATH:ss  
I hereby certify that the within instrument was received and filed for record on the 22nd day of August A.D., 1984 at 11:42 o'clock A M, and duly recorded in Vol M84, of Deeds on page 14496.

Fee: \$ 8.00

EVELYN BIEHN, COUNTY CLERK  
by: Sam Smith, Deputy