

## STATUTORY WARRANTY DEED

Carriage Mobile Homes, Inc., Grantor, conveys and warrants to M. Rose Montgomery, Grantee the following described real property free of encumbrances except as specifically set forth herein:

Lot 6, Block 99 of BUENA VISTA 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.

The described property is free of encumbrances except:

1982/83, 1983/84 and the 1984/85 real property taxes, Account No. 3809-32BB-600.

The true consideration for this conveyance is a \$5,000.00 credit against that certain judgment of foreclosure entered on September 6, 1984, in favor of the Grantee herein against the Grantor herein in Klamath County Circuit Court Case No. 84-150-CV.

It is acknowledged by the undersigned Grantor that this deed is given in lieu of a Sheriff's sale of the described property as provided in the judgment of foreclosure entered in the above-referenced case. Grantor intends hereby to convey to Grantee all equity of redemption and all statutory rights of redemption which Grantor has with respect to the described property.

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.

DATED this 7th day of ~~October~~<sup>November</sup>, 1984.

CARRIAGE MOBILE HOMES, INC.

Return Tax Statements To:  
M. Rose Montgomery  
162 Norman Avenue  
Eugene, Oregon 97404

By: Theodore J. Paddock  
Theodore J. Paddock, President

STATE OF OREGON, County of Klamath ) ss.

The foregoing instrument was acknowledged before me this 7th day of November, 1984, by Theodore J. Paddock, President of Carriage Mobile Homes, Inc., an Oregon corporation, on behalf of the corporation.

Merle R. Perry  
Notary Public for Oregon  
My Commission Expires: 9/16/85

Return to: Steven L. Philpott  
1420 Green Acres Road  
Eugene, Oregon 97401

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STATE OF OREGON: COUNTY OF KLAMATH:ss  
I hereby certify that the within instrument was received and filed for record on the 9th day of November A.D., 1984 at 11:31 o'clock A M, and duly recorded in Vol M84, of Deeds on page 19086.

Fee: \$ 4.00 Index: \$1.00

EVELYN BIEHN, COUNTY CLERK  
by: Theresa Smith, Deputy