

Fee: \$ 3.00

PA: [Signature]
EASTMAN BIERMA, COMMISSIONER OF DEEDS

K-36463

48483

THIS INDENTURE between Peter A. Bennett and Robert R. Chilcote, III, common hereinafter called the first party, and Edward C. Dore and Jeanne M. Dore hereinafter called the second party; WITNESSETH:

Whereas, the title to the real property hereinafter described is vested in fee simple in the first party, subject to the lien of a mortgage or trust deed recorded in the mortgage records of the county hereinafter named, in book/reel/volume No. M83 at page 15100 thereof or as fee/file/instrument/microfilm/reception No. [blank] (state which), reference to said records hereby being made, and the notes and indebtedness secured 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 \$ [blank], 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.

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:

Block 32 in Klamath Forest Estates, Highway 66
Unit Plat No. 2 according to the official plat thereof on file in the
office of the County Clerk of Klamath County, Oregon.

together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining;

GRANTOR'S NAME AND ADDRESS
Edward C. Dore and Jeanne M. Dore
23 Hackamore Ln
Canoga Park, CA 91307
NAME, ADDRESS, ZIP

STATE OF OREGON,
County of [blank]
I certify that the within instrument
was received for record on the [blank] day
of [blank] 19 [blank], at
[blank] o'clock [blank] M., and recorded
in book/reel/volume No. [blank] on
page [blank] or as fee/file/instru-
ment/microfilm/reception No. [blank]
Record of Deeds of said county.
Witness my hand and seal of
County affixed.
By [Signature] Deputy

6749

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

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

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 Sept 1, 1983

X Robert R. Chilcote III
 Robert R. Chilcote, III
 Peter A. Bennett
 Peter A. Bennett

(If executed by a corporation, affix corporate seal)

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

STATE OF OREGON
 County of San Bernardino
 The foregoing instrument was acknowledged before me this August 30, 1983, by Peter A. Bennett and Robert R. Chilcote III, common persons known to me to be the person whose name is subscribed herein.
 Marlys Stevens, Notary Public for Oregon, Calif.
 My commission expires 5/1/87

(ORS 194.570)

STATE OF CALIFORNIA, County of San Bernardino
 The foregoing instrument was acknowledged before me this 9-2-1983, by Robert R. Chilcote III, president, and by Linda Kay, secretary, of the corporation.
 Linda Kay, Notary Public for Oregon, Calif.
 My commission expires 6-14-85

(OFFICIAL SEAL)
 MARLYS STEVENS
 NOTARY PUBLIC - CALIFORNIA
 SAN BERNARDINO COUNTY
 My Commission Expires May 1, 1987

(OFFICIAL SEAL)
 LINDA KAY
 NOTARY PUBLIC - CALIFORNIA
 SAN BERNARDINO COUNTY
 My Commission Expires June 14, 1985

STATE OF OREGON: COUNTY OF KLAMATH:ss
 I hereby certify that the within instrument was received and filed for record on the 7th day of May, A.D., 1985 at 8:41 o'clock A.M., and duly recorded in Vol M85, of Needs on page 6748.
 Fee: \$ 9.00

EVELYN BIEHN, COUNTY CLERK
 by: [Signature], Deputy