

7-1-70

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MTC-14933-1

STEVENS NESS LAW FIRM CO. PORTLAND

THIS INDENTURE Made this 25th day of May, 1985, by and between DONALD R. LAVOIE, the duly appointed, qualified and acting personal representative of the estate of LARRY RICHARD HINES

RICHARD L. GARBUTT and THOMAS W. GARBUTT, as tenants in common, deceased, hereinafter called the first party, and hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said second party and second party's heirs, successors-in-interest and assigns all the estate, right and interest of the said deceased at the time of decedent's death, and all the right, title and interest that the said estate of said deceased by operation of the law or otherwise may have thereafter acquired in that certain real property situate in the County of Klamath, State of Oregon, described as follows, to-wit:

Lots 23 and 24 in Block 71 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"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."

- continued on the reverse side of this deed -

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

TO HAVE AND TO HOLD the same unto the said second party, and second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 94,200.00

IN WITNESS WHEREOF, the said first party 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.

DONALD R. LAVOIE

(If first party is a corporation, affix corporate seal.)

Personal Representative of the Estate of LARRY RICHARD HINES Deceased.

NOTE-The sentence between the symbols (1), if not applicable, should be deleted. See ORS 93.030.

STATE OF OREGON, County of Klamath, ss. JUNE 4th, 1985

Personally appeared the above named DONALD R. LAVOIE

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/13/85

STATE OF OREGON, County of ss.

Personally appeared 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 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.

Notary Public for Oregon My commission expires:

(OFFICIAL SEAL)

PERSONAL REPRESENTATIVE'S DEED

Donlad R. Lavoie

Personal Representative of the Estate of LARRY RICHARD HINES

Deceased.

TO Richard L. Garbutt & Thomas W. Garbutt

AFTER RECORDING RETURN TO

Richard L. Garbutt & Thomas W. Garbutt 803 Main Street Klamath Falls, OR 97601

STATE OF OREGON

County of ss. I certify that the within instrument was received for record on the day of 1985, at o'clock M., and recorded in book on page or as file number. Record of Deeds of said County.

Witness my hand and seal of County affixed.

By Title Deputy

SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
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: December 10, 1976
 Recorded: December 30, 1976
 Volume: M76, page 20931, Microfilm Records of Klamath County, Oregon
 Amount: \$66,400.00
 Grantor: Eddie L. Wilcher and Hazel L. Wilcher and Lee M. Cantwell and Gloria L. Cantwell
 Trustee: William Ganong, Jr.
 Beneficiary: First Federal Savings and Loan Association
 (with other property)
3. Conditional Assignment of Rentals, including the terms and provisions thereof,
 Dated: June 3, 1977
 Recorded: June 9, 1977
 Volume: M77, page 10022, Microfilm Records of Klamath County, Oregon
 Mortgagor: Eddie L. Wilcher and Hazel L. Wilcher and Lee M. Cantwell and Gloria L. Cantwell
 Mortgagee: First Federal Savings and Loan Association of Klamath Falls
 (with other property)

The Grantees named on the reverse side of this deed hereby agree to assume and pay the above described Trust Deed in favor of Klamath First Federal Savings & Loan.

4. 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: April 21, 1978
 Recorded: April 24, 1978
 Volume: M78, page 7945, Microfilm Records of Klamath County, Oregon
 Amount: \$10,258.51
 Grantor: Larry R. Hines and Nathaniel Lawson
 Trustee: Klamath County Title Company
 Beneficiary: Eddie L. Wilcher and Hazel L. Wilcher and Lee M. Cantwell and Gloria L. Cantwell
 (with other property)

The Grantees named on the reverse side of this deed hereby agree to assume and pay in full the above described Trust Deed.

5. 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 30, 1983
 Recorded: July 1, 1983
 Volume: M83, page 10362, Microfilm Records of Klamath County, Oregon
 Amount: \$14,500.00
 Grantor: Larry R. Hines and Linda J. Hines, husband and wife
 Trustee: Klamath County Title Company
 Beneficiary: Nathaniel Lawson and Imelda C. Lawson, husband and wife

The Grantees named on the reverse side of this deed hereby agree to assume and pay in full the above described Trust Deed.

"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."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record _____
 this 4th day of June A.D. 19 85 at 10:11 o'clock A M., and
 duly recorded in Vol. M85, of Deeds on Page 8185.

EVELYN BIEHN, County Clerk
 By [Signature]