

1967-60433

THIS INDENTURE between CROCKER NATIONAL BANK, Vol. 1186 Page 6647
(If husband and wife, so indicate)

hereinafter called the first party, and GLENN T. WILLIAMS and RENA A. WILLIAMS, husband and wife,
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 M-81 at page 2706 thereof, 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 \$ 72,014.76 *** 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: ***plus interest at the rate of 12% from February 26, 1985.

SEE EXHIBIT A, ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN AS IF FULLY SET FORTH.

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

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 all those certain exceptions set forth on the attached EXHIBIT B, being 5 in number, which said exceptions are incorporated by this reference herein as if fully set forth;

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 \$.-0-

However, the actual consideration consists of or includes other property or value given or promised which is XXXXXXXX consideration (indicate which) 0

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 April 15, 1986

STATE OF OREGON,

County of _____) ss.

Personally appeared the above named _____, 19 _____

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF CALIFORNIA, County of Sacramento) ss.

April 15, 1986

Personally appeared JOHN R. PRIMASING, JR. 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.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

My Commission Expires May 6, 1988

NOTE-The sentence between the symbols 0, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

Lots 10 , 11 and 12 and that portion of Lot 13 in Section 9, Township 33 South, Range 7½ East of the Willamette Meridian more particularly described as follows:

Beginning at the Northwest corner of Lot 13 of Section 9, Township 33 South, Range 7½ East of the Willamette Meridian; thence S. 0°20' West along the West line of said Lot 13, 729.30 feet to the center line of the Wood River Ditch; thence N. 37°37' East along said centerline, 914.76 feet, to the North line of said Lot 13; thence S. 89°46' West along the North line of Lot 13, 559.68 feet to the point of beginning,

EXCEPT that portion described as follows: Beginning at the Southeast corner of Lot 12, Section 9, Township 33 South, Range 7½ East of the Willamette Meridian; thence N. 0°20' East, along the East line of said Lot 12, 605.88 feet to the center line of the Wood River Ditch; thence S. 35°44' West, along said centerline, 648.78 feet, to the Easterly right of way line of the Crater Lake Highway; thence S. 18°26' East along said right of way line, 85.80 feet, to the South line of said Lot 12; thence N. 89°42' East, 348.48 feet, to the point of beginning.

According to that Survey of May 22, 1902, recorded in the office of the Klamath County Engineer.

6649

- STATE OF OREGON: COUNTY OF KLAMATH: SS.

FEE \$18.00

After recording
Return to:
NEAL G. BUCHANAN
Attorney at Law
First Interstate Bank Building
801 Main Street, Suite 210
Jamaiah Falls, Oregon 97601-9007
(503) 832-8407