

P65825

OASE

66256

K-329000

Vol. 1486

Page 17134

STEVEN H. NEER, LAW FIRM, CO., PORTLAND, OR, 97204

SEP 03 1986

THIS INDENTURE between RICHARD H. BOSEKE and JANICE D. BOSEKE hereinafter called the first party, and the State of Oregon by and through the Department of Veterans Affairs 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. *M84 at page 4887 thereof or as fee/file/instrument/microfilm/reception No. (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 \$ 59,285.13, 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 Oregon, to-wit: Klamath County, State of Oregon

The Westerly 50.3 feet of lots 1 and 2, Block 41 of HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon according to the official plat on file with the County Clerk of Klamath County, Oregon.

Additional mortgage recorded 7-23-86 Vol. M86-Page 12914

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

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

(CONTINUED ON REVERSE SIDE)

RICHARD H. BOSEKE 675 Telegraph Coos Bay, Oregon 97420 <small>GRANTOR'S NAME AND ADDRESS</small>	
DEPARTMENT OF VETERANS' AFFAIRS 700 Summer Street, NE Salem, Oregon 97310-1239 <small>GRANTEE'S NAME AND ADDRESS</small>	
<small>After recording return to:</small> DEPARTMENT OF VETERANS' AFFAIRS 3949 South 6th Street Suite 102 Klamath Falls, OR 97603-4788 <small>NAME, ADDRESS, ZIP</small>	
<small>Until a change is requested all tax statements shall be sent to the following address.</small> DEPARTMENT OF VETERANS' AFFAIRS 700 Summer Street, NE Salem, Oregon 97310-1239 <small>NAME, ADDRESS, ZIP</small>	

STATE OF OREGON, County of _____ } ss. I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____ Record of Deeds of said county. Witness my hand and seal of County affixed. _____ <small>NAME TITLE</small> By _____ Deputy	
--	--

17135

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 NONE

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 part of the consideration (indicate which) none of the whole

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. 2, 1986

Richard H. Boseke RICHARD H. BOSEKE

Janice D. Boseke JANICE D. BOSEKE

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

County of Coos The foregoing instrument was acknowledged before me this September 2, 1986, by

STATE OF OREGON, County of The foregoing instrument was acknowledged before me this 19, by president, and by secretary of

Margaret A. Rimit Notary Public for Oregon My commission expires: 12/10/86

Notary Public for Oregon My commission expires: (SEAL)

NOTE-The sentence between the symbols (), if not applicable, should be deleted. See ORS 93.030. (If executed by a corporation, affix corporate seal)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of September A.D., 19 86 at 3:57 o'clock A.M., and duly recorded in Vol. 23rd day on Page 17134 M86 By Evelyn Biehn, County Clerk

FEE \$14.00