

Curtesy recording

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17379



THIS INDENTURE between DORTHY COYNE
hereinafter called the first party, and ROBERT L. &/OR FRANCES J. HARRIS
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. M-86 at page 3231 thereof or as fee/tile/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 \$6,840.95, 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:

Lot 19, Block 2, Tract 1021, WILLIAMSON RIVER KNOLL, in the County of Klamath, State of Oregon, TOGETHER WITH an undivided 1/80th interest in and to the Easterly 60 feet of that portion of Government Lots 40, 41, 44, and 45 lying South of Williamson River Knoll Subdivision and North of Williamson River.

DEPOSITED FOR RECORD IN THE CLERK'S OFFICE OF THE COUNTY OF KLAMATH, OREGON, THIS 25th DAY OF SEPTEMBER, 1982.

DORTHY COYNE

1982

Notarized by order of the Board of Directors

Notarized by the County Clerk, State of Oregon

IN WITNESS WHEREOF, the first party has hereunto set her hand and seal, and the second party has hereunto set her hand and seal, and the County Clerk has hereunto set her hand and seal, this 25th day of September, 1982.

Notarized by the County Clerk, State of Oregon

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Notarized by the County Clerk, State of Oregon

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/tile/instrument/microfilm/reception No. _____. Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____

By _____ Deputy

DORTHY COYNE

PO. BOX 326

CHILOQUIN, OR 97624

FRANCES &/OR ROBERT HARRIS

HC. 63 BOX 240

CHILOQUIN, OR 97624

CERTIFIED MORTGAGE CO.

803 MAIN SUITE 105

KLAMATH FALLS, OR 97601-0048

NAME, ADDRESS, ZIP

FRANCES &/OR ROBERT HARRIS

HC. 63 BOX 240

CHILOQUIN, OR 97624

NAME, ADDRESS, ZIP

FRANCES &/OR ROBERT HARRIS

HC. 63 BOX 240

CHILOQUIN, OR 97624

NAME, ADDRESS, ZIP

(CONTINUED ON REVERSE SIDE)

SPACE RESERVED FOR RECORDER'S USE

By _____

By _____ Deputy

By _____

By _____ Deputy

By _____ Deputy

By _____ Deputy

By _____ Deputy

By _____ Deputy

CHITONIA OB 01854

17380

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 **CURRENT TAXES**

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 \$ 6,500.00
 However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 SEPTEMBER, 1986

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.

Dorothy Coyne
 DORTHY COYNE

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

STATE OF OREGON, CLAMATH County of CLAMATH
 The foregoing instrument was acknowledged before me this SEPTEMBER, 1986, by DORTHY COYNE

STATE OF OREGON, County of CLAMATH
 The foregoing instrument was acknowledged before me this SEPTEMBER, 1986, by DORTHY COYNE, president, and by ANNE LOUISE COYNE, secretary of

Anne Louise Coyne
 ANNE LOUISE COYNE
 (SEAL) NOTARY PUBLIC - OREGON
 My Commission Expires 2-21-89

ANNE LOUISE COYNE corporation, on behalf of the corporation.
 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 CLAMATH: ss.

Filed for record at request of September A.D., 19 86 at 9:02 o'clock A M., and duly recorded in Vol. 17379 of Deeds on Page 17379 the 25th day of September, 1986

FEE \$14.00

Evelyn Biehn, County Clerk
 By *Evelyn Biehn*