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75505

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THIS INSTRUMENT between W. J. CHILDERS and CARMEN S. CHILDERS

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 or named, at the present in the first party, subject to the lien of a mortgage or trust deed recorded in the mortgage records of the county hereinafter named, to wit: said mortgage No. 7550 at page 7550 thereof as in and to the instrument recorded previous to the date which reference is made records hereto being made, and the taxes and indebtedness secured by said mortgage or trust deed are now owned by the second party, on which taxes and indebtedness there is now owing and unpaid the sum of \$ 23,740.00. 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 agree to and acquiesce.

NOW, THEREFORE, for the consideration hereinafter stated (which includes the cancellation of the taxes and indebtedness secured by said mortgage or trust deed and the proceeds 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, assigns and assigns, all of the following described real property situated in CLATSOP County, State of Oregon:

Lot 1, Block 2, PINE GROVE SUBDIVISION, according to the official plat thereof on file in the Office of the County Clerk of Clatsop County, Oregon.

TOGETHER WITH THE FOLLOWING DESCRIBED MOBILE HOME, WHICH IS PERMANENTLY AFFIXED TO THE PROPERTY:

BLACK PINE MOBILE HOME 752, 28 x 40 MOBILE HOME - Serial Number 1037

THE INSTRUMENT WILL NOT BE THE USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PARTY RECEIVING THE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPLICABLE LAWS.

together with all of the improvements, furnishings and appurtenances thereto belonging or in anywise appertaining.

CONTINUED NEXT PAGE

W. J. CHILDERS
19225 FRANKY COURT
CLATSOP FALLS, OR 97101
DEPARTMENT OF VETERANS' AFFAIRS
DEPARTMENT OF VETERANS' AFFAIRS
700 SUMMIT STREET, NE
Salem, Oregon 97301-1239
DEPARTMENT OF VETERANS' AFFAIRS
DEPARTMENT OF VETERANS' AFFAIRS
3943 SOUTH 5TH STREET, SUITE 012
CLATSOP FALLS, OR 97103-4008
DEPARTMENT OF VETERANS' AFFAIRS
DEPARTMENT OF VETERANS' AFFAIRS
700 SUMMIT STREET, NE
Salem, Oregon 97301-1239

STATE OF OREGON
 County of _____
 I certify that the within instrument was received for record in the _____ day of _____ 19____ at _____, Oregon, and recorded in book _____, page _____ of _____, Oregon, for the _____ of _____, Oregon, recording number _____
 Record of Deeds of said county.
 Witness my hand and seal of County aforesaid.

 By _____ County

TO HAVE AND TO HOLD the above unto and 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 or lawfully entitled of said premises, free and clear of incumbrances except and excepted as hereinafter and further appear.

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 whatsoever, other than the first party expressly excepted. That the first party is intended as a conveyance, absolute in legal effect as well as in form, of the title to and possession to the second party and all redemptive rights which the first party may have therein, and not as a mortgage. That the first party is not making under any incumbrance as to the above granted or under any claim, order, influence, or intervention by the second party, or second party's representatives, agents or attorneys that the deed is not given as a preference over other creditors of the first party and that at the time there is no 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 the premises, stated in terms of dollars, is \$100.00

Witness the actual consideration received of the second party, in cash, in full payment of the purchase money, and the receipt of the first party therefor.

In executing this instrument, it is understood and agreed that the first party as well as the second party may be and shall be bound, that if the contract is not made, the whole shall be taken to mean and include the whole of the original purchase money and includes the present, the immediate, the future and the entire and that, generally, all geometrical changes shall be made, measured and applied to make the premises hereof agree equally to corporations and 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 hereon and its corporate seal affixed by its officers duly authorized thereto by order of its Board of Directors.

Dated May 7, 1917.



[Signature]
J. C. CARROLL
DIRECTOR OF CHARGES

IN the presence of the above named parties, and the State of Oregon, County of Klamath.

STATE OF OREGON, County of Klamath.

County of Klamath.

The foregoing instrument was acknowledged before me this 13th day of May 1917.

[Signature]
J. C. CARROLL
Director of Charges
Notary Public for Oregon
13-11-18

STATE OF OREGON, County of Klamath.

The foregoing instrument was acknowledged before me this 13th day of May 1917.

Notary Public for Oregon.

The instrument is correct.

Notary Public for Oregon.

The instrument is correct.

CHARGE

NOTE: The contents of this certificate shall be correct for the State of Oregon.

IF recorded by a corporation, the instrument shall be correct.

EDGE OF OREGON: COUNTY OF KLAMATH

Filed for record at request of Klamath Title Company on May 17 A.D. 1917 at 1:15 o'clock P.M. and this recording is for 1917 of 1917 Date May 17 on Page 1917

FIRE 1917 TO

Deputy Notary, County Clerk
[Signature]