

7455

5-34457
MAY 1938

Vol 117 Page 6696

Sherrill L. Baker

THIS INSTRUMENT BEGINS

Housing Division, Department of Commerce, State of Oregon

hereinafter called the first party, and hereinafter called the second party, **WITNESSETH:**

Whereas, the title to the real property hereinafter described is vested 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 No. 1112 at page 34457, 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 \$12,000.00, the said second party, being unable to pay the same, has requested the second party to accept in absolute deed of conveyance of said property in satisfaction of the indebtedness secured by said mortgage and the second party does now accept it and agrees.

IN WITNESS WHEREOF, the undersigned 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 situated in **Clatsop** County, State of Oregon, to-wit: Lot 14, E1/4 Sec. 23, T12N, R12E, according to the official plat thereof on file in the office of the County Clerk of Clatsop County, Oregon. **SUBJECT TO CONTRACT** and on terms for irrigation and/or drainage, the schedule of exclusions, reservations, easements, together with any schedules contained in standard title policies, restrictions, covenants, conditions, and rights of way of record and those apparent on the lands as well as unrecorded real property taxes, if any.

together with all of the easements, servitudes and appurtenances thereto belonging or in anywise appertaining to the same.

(CONTINUED ON REVERSE SIDE)

Sherrill L. Baker
Elias Arthur Sorenson
Clatsop Falls, OR 97101

Peoples Mortgage Company
P.O. Box 1703
Seaside, OR 97138

Witness my hand and seal this 14th day of May, 1938.
Sherrill L. Baker, Jr., Secy.
Elias Arthur Sorenson, P.O.
221 S.W. Third Ave., Seaside 1938
Seaside, OR

Housing Division, Department of Commerce
State of Oregon, c/o Peoples Mortgage Company
P.O. Box 1703, Seaside, OR 97138

STATE OF OREGON,
County of _____

I certify that the within instrument was received for record on the _____ day of _____ at _____ o'clock _____ M., and recorded in book _____ page _____ or as the file instrument recording number _____ of the County of _____ and State of _____.

Witness my hand and seal of _____ County aforesaid.

By _____ Deputy

56883

TO HAVE AND TO HOLD

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 forever, 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 incumbrances and encumbrances of record, and those apparent on the land; and real property there being, if any.

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 bona fide purchasers excepted, that the 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 inheritance 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 at executing this deed the first party is not acting under any compulsion, duress or under threat or under any duress, undue influence, or misrepresentation by the second party, or under 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, 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 \$31,757.41

~~Witness the seal and signature of the said first party, and the seal and signature of the said second party, at the County of Oregon, State of Oregon, this 13th day of May, 1937.~~

In executing 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 contract is negative, the singular shall be taken to mean and include the plural; that the singular person means and includes the plural, the masculine, the feminine and the neuter and that, generally, all grammatical changes shall be made, assumed and applied to make the provisions herein apply equally to corporations and to individuals.

AS 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 thereunto by order of its Board of Directors.

Dated May 3, 1937

Shirley L. Baker
Shirley L. Baker

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY IS
MADE IN THIS INSTRUMENT IN VIOLATION OF ANY LAW, RULE OR
AND AVOID ANY REGULATION, ORDER, DECREE OR INJUNCTION
THIS INSTRUMENT, THE PERSON SIGNING VIA TITLE TO THE
PROPERTY SHALL OBEY WITHIN THE JURISDICTION OF THE
COURTS OF THE STATE OF OREGON TO THE BEST OF HIS ABILITY.

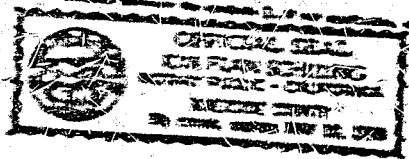
IN WITNESS WHEREOF, the first party has caused this instrument to be signed hereon and its corporate seal affixed by its officers duly authorized thereunto by order of its Board of Directors.

STATE OF OREGON, County of CLATSOP
Circuit of 2nd District
The foregoing instrument was acknowledged before me this 13th day of May, 1937, by
Shirley L. Baker

STATE OF OREGON, County of
The foregoing instrument was acknowledged before me this
day of May, 1937, by
Shirley L. Baker

Lin Schiller
Lin Schiller, Notary Public for Oregon
My commission expires May 13, 1939

Notary Public for Oregon
My commission expires



STATE OF OREGON, COUNTY OF CLATSOP
Filed for record in Book of _____ at _____
of _____
A.B. 9 17 E _____
d. _____
on Page _____
by _____
Lin Schiller, Notary Public