

I-19309

STRICTLY RESERVE AND NOT IN LINES OF FORECLOSURE

LOT 2 BLOCK AND TERM BOUNDARY, as described by the County Surveyor, Convey and subject to existing interests, separately or otherwise, State of Oregon, Oregon, the following described real property ("Real Property"), free of encumbrances, except as specifically set forth herein:

A portion of Lots 1 and 3 of Block A of Nichols Addition, in the County of Clatsop, State of Oregon, more particularly described as follows:

Beginning at a point on the lot line between Lots 1 and 3 of Block A of Nichols Addition in the City of Clatsop Mills, and which point of beginning is Southeast at right angles to the Southern line of 16th Street; a distance of 63 feet; thence Northeast at right angles to said lot line a distance of 30 feet; thence Northward at an angle of  $26^{\circ} 37'$  (a distance of 4.94 feet) to the left of a line parallel with the Southern boundary of said lot to a point which is 25 feet Southwest from said Southern boundary of 16th Street; thence Northwest and parallel to 16th Street, to the first line of Prospect Street; thence South along the first line of Prospect Street to a point which is South of the North line of the alley in Block A 55.28 feet; thence Southwest along a line which is at right angles to the lot line between Lots 3 and 1, a distance of 71.51 feet to said lot line; thence Northwest along the lot line 34 feet to the point of beginning.

Real property is subject to the following described encumbrance(s):

A deed of trust, including the terms and provisions thereof, to secure the principal amount of \$22,000.00, executed by Jack J. Martin and Teresa Martin, husband and wife, as grantors, to Washington Title Company, as trustee, for the benefit of First National Bank of Oregon, as beneficiary, dated January 18, 1973 and recorded January 19, 1973 in Volume

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103, page 1617, of the Deed records of  
Clatsop County, Oregon.

The above deed was assigned by instrument dated  
February 8, 1979 to the Housing Division,  
Department of Commerce, State of Oregon, and  
recorded February 14, 1979 in Volume 103, page  
1614, of the Deed records of Clatsop  
County, Oregon.

This deed is absolute in effect and conveys the  
simple title to Real Property to the Grantee and does not  
operate as a mortgage, trust conveyance, or security of  
any kind.

This deed does not effect a merger of the For  
Equipment and the Liens of the above deed described above  
given by Owner to Grantee. The For and Liens shall  
hereafter remain separate and distinct.

By acceptance of this deed, Grantee covenants  
and agrees that Grantee shall forever forfeit taking any  
action whatsoever to collect against Owner on the trust  
deed given to secure the above-described indebtedness,  
other than by foreclosure of the trust deed, and also to  
not proceeding to foreclose the trust deed. Grantee shall  
not seek, obtain or permit a deficiency judgment against  
Owner, his heirs or assigns, on either the above-  
described indebtedness or the trust deed, such rights and  
remedies being hereby waived.

Grantee does hereby waive, surrender, convey  
and relinquish any equity of redemption and customary  
rights of redemption concerning the Real Property and the  
trust deed.

Grantee is not acting under any misapprehension  
as to the legal effect of this deed, nor under any  
duress, undue influence or misrepresentation of Grantee,  
its agent or attorney or any other person.

The true consideration for this conveyance is  
other value given.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE  
PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF  
APPLICABLE LAW OR LAW AND REGULATIONS. BEFORE SIGNING  
OR ACCEPTING THIS INSTRUMENT, YOU SHOULD MAKE UP TO  
DATE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE

~~SEE ATTACHED COPY~~

DEED DATED 11/24/1987.

John H. Haskins Wm. H. Haskins

STATE OF Oregon

COUNTY of Clackamas

before me this 24 day of November, 1987, was acknowledged  
and sworn to by John H. Haskins and Wm. H. Haskins in the presence of John H. Haskins

John H. Haskins  
Wm. H. Haskins



~~SEE ATTACHED COPY~~

First Interstate Bank of  
Oregon, N.A.  
Real Estate Loan Division  
P. O. Box 3131  
Portland, Oregon 97208

AFTER RECORDING, RETURN TO:  
First Interstate Bank of  
Oregon, N.A.  
Real Estate Loan Division  
P. O. Box 3131  
Portland, Oregon 97208

Page 3 - DEED IN LIEU OF FORECLOSURE

S283

ADDITION TO SCANNING FOR MORTGAGE DEED IN LIEU  
OF FORECLOSURE

Jack J. Berlin and Denise Berlin do this date enter to FILE  
with the First National Bank of Oregon, S.A. (hereinafter called the  
"Bank"), a SCANNING FOR MORTGAGE Deed in Lieu of Foreclosure.

The Bank has agreed to accept this transfer contingent upon  
certain conditions as listed below. We understand that  
failure to comply with any or all of these conditions could  
result in the Bank's refusal to accept and record the  
foreclosure transfer and initiate a foreclosure action in which  
we will be named as defendant(s).

Conditions of acceptance are as follows:

- 1) Property to be taken and keys returned to the Operations  
Office at the closest, local Bank branch office within  
three (3) days of the signing of this agreement.
- 2) Property and grounds to be left neat, clean and free of  
any personal, domestic, and garbage.
- 3) The Bank reserves the right to inspect the property and  
~~and to verify compliance with the above terms prior to~~  
~~the recording of this instrument.~~

Jack Berlin  
Dawn Berlin

State of Oregon

Mar 19, 19 86

County of Clack

The foregoing Addition to Scanning for Mortgage Deed in Lieu of  
Foreclosure was acknowledged before me this Mar 19 day of  
1986 by Jack J. Berlin and Dawn Berlin who did state that the  
execution of this instrument is their voluntary and  
true act.

Certified Clerk  
CLACKAMAS COUNTY PUBLIC RECORDS OFFICE

By Commission Expires: Mar 19, 1986

State of Oregon County of Clackam

Plat to be used as map of Clackam County Public Records for 1986  
of AD 86 as 1986 and 1986 recorded in Vol. 1986  
Book 1986 on 1986 by 1986  
Deputy Clerk, Clackam Co. 1986