

75374

MORTGAGE AND SALE DEED

Page 3723

FRED J. DALLAS and GENEVIEVE DALLAS (also known as Genevieve G. Dallas), husband and wife, Grantors, hereby convey to Fred J. Dallas and Genevieve G. Dallas, Trustees of the FRED J. DALLAS TRUST D.T.A.B. June 1, 1937, Grantee, an undivided one-half interest as tenants in common, and to Fred J. Dallas and Genevieve G. Dallas, Trustees of the GENEVIEVE G. DALLAS TRUST D.T.A.B. June 1, 1937, Grantee, an undivided one-half interest as tenants in common, in the following described parcels of real property located in Clatsop County, Oregon:

Parcel #1:

Lot 11, Block 30, HOT SPRINGS ADDITION to the City of Clatsop Falls, Clatsop County, Oregon.

Parcel #2:

A tract of land situated in the SW1/4, Section 1, Township 33 South, Range 3 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin on the Northerly right of way line of Hilgard Avenue, 30 feet Northerly at right angles from the center line of Hilgard Avenue said point being North 1' 11" West a distance of 30 feet and North 43' 54" East a distance of 114.1 feet from the iron pin which marks the corner common to Sections 1 and 31, Township 33 South, Range 3 East of the Willamette Meridian and thence continuing North 43' 54" East along the North line of Hilgard Avenue 120 feet to the true point of beginning; thence continuing North 43' 54" East along the Northerly line of Hilgard Avenue 191.2 feet to the Southerly right of way line of the Dallas California Highway; thence North 43' 54" West along the Southerly right of way of said Highway 145.67 feet; thence South 43' 51" West 115 feet to an iron pin; thence North 43' 11" West 11.34 feet to an iron pin; thence South 1' 04" East 91.37 feet to the point of beginning.

The above-described properties have been held by the Grantors as tenants by the entirety. It is the intention of the Grantors by this deed to sever their tenancy by the entirety with respect to the above-described properties, and to convey those properties to the Fred J. Dallas Trust and the Genevieve G. Dallas Trust as equal tenants in common. The true consideration for this conveyance is \$1.00.

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

Grant & Change is requested, all tax statements should be sent to Fred J. and Genevieve Dallas, Trustees, 1834 Fremont Street, Clatsop Falls, OR 97101.

JUN 10 1937

Person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses.

DATED this 1 day of June, 1987.

GRANTORS:

Fred J. Dallas
Fred J. Dallas

Gwendolyn Dallas
Gwendolyn Dallas

STATE OF OREGON

County of Clatsop

ss.

The foregoing instrument was acknowledged before me this 1st day of June, 1987 by Fred J. Dallas and Gwendolyn Dallas, husband and wife, as Grantors.

John G. Brown
Notary Public for Oregon
My Commission Expires: 5/2/91

John G. Brown, Esq.
Notary Public
Madison, Va 22651

STATE OF OREGON, COUNTY OF CLATSOP

First for record a return of Stephen G. Condit to the State of Oregon A.D. 19 87 at 4:50 o'clock P.M. and duly recorded in Vol. 1187 of Books on Page 1221

FILE 114-00

Deputy Clerk, County Clerk
By John G. Brown