

75528

FORM 107

Vol 157 Page 9396

THIS INSTRUMENT bearing date June 6, 1931

hereinafter called the first party, and WALTER J. HARRIS, HUSBAND OF CORNELIA, STATE OF OREGON, hereinafter called the second party, WITNESSETH:

Whereas, the title to the real property hereinafter described is vested in the name of 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 and page 15111 (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 \$21,368.55 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 remainder 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 Clatsop County, State of Oregon, to-wit:

The Northwesterly 40 feet of the following-described parcel, in the County of Clatsop, State of Oregon, to-wit:

beginning at a point 560 feet North 51°15' East of a point 60 feet North 38°45' East of northeast corner of Block 52, GENERAL QUAY, CITY OF KEMAH FALLS; thence North 51°15' West 62 feet; thence North 38°45' East 120 feet; thence South 51°15' East 62 feet; thence South 38°45' West 120 feet, 1855 a strip 5 feet wide off of the Northwesterly side hereinafter conveyed to the City of Kemah Falls, said parcel having a frontage of 40 feet on Jefferson Street and a depth, exclusive of strip conveyed to the City of Kemah Falls, of 56 feet.

The above-described property is a portion of Lot 6, Block 52 of KEMAH ADDITION TO THE CITY OF KEMAH FALLS, in the County of Clatsop, State of Oregon,

together with all of the appurtenant easements and appurtenances thereto belonging or in anywise appertaining.

CONTRACT OF PURCHASE

 GRANTOR'S NAME AND ADDRESS

 GRANTEE'S NAME AND ADDRESS

 WITNESSES

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STATE OF OREGON,
 County of _____

I certify that the within instrument was received for record on the _____ day of _____ 1931 at _____ o'clock _____ M., and recorded in book and volume No. _____ of _____ or as for the instrument, recording exception No. _____ of _____ Record of Deeds of said county.

Witness my hand and seal of County aforesaid.

 By _____ County

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TO HAVE AND TO HOLD the same unto and second party, his heirs, successors and assigns forever.
And the first party, 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 and mortgage or trust deed and further except

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, after that the same shall lawfully be conveyed, that the first party is intended as a conveyance, absolute in legal effect as well as in form, of the title to and premises to the second party and all subdivisions thereof 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 coercion 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 the time there is no person, partnership or corporation, other than the second party, interested in and possessing 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 \$ 20,000.00
However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which):

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 so requires, the singular shall be taken to mean and include the plural; that the singular pronouns mean and include the plural; the feminine and the neuter and that, generally, all provisions and charges shall be made, assumed and implied to make the provisions herein 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 herein and its corporate seal affixed by its officers duly authorized thereunto by order of its Board of Directors.
Dated
JUNE 5 19 87

THIS INSTRUMENT WILL NOT BE VALID UNLESS THE PROPERTY IS RECORDED IN THIS INSTRUMENT IN RELATION OF APPLICABLE LAND USE LAWS AND REGULATIONS, BEFORE BEING OF ANY EFFECT. THE PERSON SIGNING THIS INSTRUMENT SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPLICABLE LAWS.

[Handwritten signatures]

By the state of the above is a corporation, on the face of the instrument appearing:
STATE OF OREGON.

County of Clatsop
The foregoing instrument was acknowledged before me on this 5th day of June 19 87 at Clifton, Oregon

Notary Public for Oregon
My commission expires 7/24/89

STATE OF OREGON, County of Clatsop

The foregoing instrument was acknowledged before me on this 5th day of June 19 87 at Clifton, Oregon

Notary Public for Oregon
My commission expires

NOTICE: The amount shown on this bill is based on the information provided to the assessor.

STATE OF OREGON, COUNTY OF CLATSOP
Filed for record at request of Asper Title Company
at 11:04 AD. 87 at 3:03 o'clock P M. and duly recorded in Vol. 1114
at Deeds on Page 1114

FEE \$14.00

By [Signature]
County Clerk