

MOUNTAIN TITLE COMPANY

76954

WARRANTY DEED

MC-18359-P

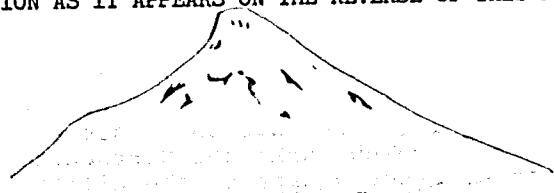
M87

12537

KNOW ALL MEN BY THESE PRESENTS, That DALE O. WOODS and KAREN A. WOODS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAN C. ALLEN, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED.



MOUNTAIN TITLE COMPANY

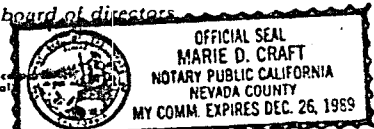
"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances EXCEPT those of record and apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 27,000.00. However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 27,000.00. (The sentence between the symbols \$, if not applicable, should be deleted.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 10th day of July, 19 87, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.



STATE OF ~~OREGON~~ California) ss.
County of NEVADA)

Personally appeared the above named Dale O. Woods & Karen A. Woods

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Marie D. Craft
(OFFICIAL SEAL) Notary Public for ~~OREGON~~ California
My commission expires: 12-26-89

Dale O. Woods
Dale O. Woods
Karen A. Woods
Karen A. Woods

STATE OF ~~OREGON~~ County of NEVADA) ss.
July 10, 1987
Personally appeared Dale O. Woods and Karen A. Woods who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

DALE O. WOODS & KAREN A. WOODS

GRANTOR'S NAME AND ADDRESS

DAN C. ALLEN
5132 Gatewood
Klamath Falls, OR 97603

After recording return to: GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of I certify that the within instrument was received for record on the day of 19

at o'clock M., and recorded in book on page or as file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Recording Officer Deputy

12538

All that portion of the following parcel that is Southwesterly of Klamath Irrigation District Lateral A-3-F:

That portion of the NE1/4 NE1/4 of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the Northerly right of way line of Anderson avenue, which lies South 0 degrees 10' East along the Section line a distance of 1290.7 feet and North 88 degrees 39' West along the Northerly right of way line of Anderson avenue a distance of 680.4 feet from the iron axle which marks the Northeast corner of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, and running thence North 0 degrees 10' West parallel to the Section line a distance of 306.8 feet to an iron pin; thence North 88 degrees 39' West a distance of 647.2 feet, more or less, to the West line of the NE1/4 NE1/4 of said Section 15; thence South 0 degrees 10' East a distance of 306.8 feet to an iron pin on the Northerly right of way line of Anderson avenue; thence South 88 degrees 39' East along the Northerly right of way line of Anderson Avenue, a distance of 647.2 feet more or less to the point of beginning.

EXCEPTING THEREFROM the West 180 feet (as measured along and at right angles to the South line) of said parcel.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 15th day
of July A.D., 19 87 at 11:58 o'clock A M., and duly recorded in Vol. M87
of Deeds on Page 12537.
Evelyn Biehn, County Clerk
By [Signature]

FEE \$14.00

M51609

STEVENS-NESS LAW PUB. CO., PORTLAND, OR, 97204

CASE

MRE-10687
ESTOPPEL DEED

12539



76955

THIS INDENTURE between Jalil W. Seruge and Georgette A. Seruge
hereinafter called the first party, and The State of Oregon, by and through the Department of Veterans'
hereinafter called the second party; **WITNESSETH:** Affairs

Whereas, the title to the real property hereinafter described is vested in fee simple 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/reel/volume No. * M76 at page 15531 thereof or as fee/file/instrument/microfilm/reception No. (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 \$23,261.18, 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 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 situate in Klamath County, State of Oregon, to-wit:

Lot 616, Block 128, MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Assumption Agreement recorded June 18, 1982, Vol M 82 page 7830

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 PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining;

(CONTINUED ON REVERSE SIDE)

Jalil W. Seruge

2520 Darrow St.

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Department of Veterans' Affairs

700 Summer St., NE

Salem, OR 97310

GRANTEE'S NAME AND ADDRESS

After recording return to:

Department of Veterans' Affairs

3949 S. 6th St., Suite 102

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

Department of Veterans' Affairs

700 Summer St., NE

Salem, OR 97310

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ } ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

JUL 15 1982



TO HAVE AND TO HOLD the same unto said 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 in fee simple of said property, free and clear of incumbrances except said mortgage or trust deed and further except None

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 whomsoever, other than the liens above expressly excepted; that this 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 redemption 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 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 misrepresentation 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 this time there is no person, co-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 \$ -0-

~~HOWEVER, the actual consideration consists of or includes other property or value given or promised to which is part of the consideration (indicate which) -~~

In construing 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 context so requires, the singular shall be taken to mean and include the plural; that the singular pronoun means and includes the plural, the masculine, the feminine and the neuter and that, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof 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 hereto and its corporate seal affixed by its officers duly authorized thereunto by order of its Board of Directors.

Dated May 15, 1986



Jalil W. Seruge
X Jalil W. Seruge
Georgette A. Seruge
Georgette A. Seruge

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

STATE OF OREGON,

County of Klamath } ss.

The foregoing instrument was acknowledged before me this 15th of May, 1986, by

Georgette A. Seruge

Margaret Handman
Notary Public for Oregon

(SEAL)

My commission expires: 12-11-88

(ORS 194.570)

STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this

_____, 19____, by _____,

_____, president, and by _____,

_____, secretary of _____,

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon

(SEAL)

My commission expires:

(If executed by a corporation, affix corporate seal)

NOTE - The space between the symbols ①, if not applicable, should be deleted. See ORS 93.030.

Wir bestätigen hiermit, daß Herr Jalil Wadie Seruge, ausgewiesen durch Passport United States of Amerika Nr. C 325583, geb. 22. Jan. 1944, die vorstehende Unterschrift eigenhändig vor uns vollzogen hat.
Wächtersbach, d. 27. Mai 1986

Kleissparkasse Gelnhausen
Zweigstelle
Wächtersbach

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 15th day of July A.D., 19 87 at 11:58 o'clock A M., and duly recorded in Vol M87 of _____ of Deeds on Page 12539.

FEE \$14.00

Evelyn Biehn, County Clerk
By [Signature]