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81853

Department of the Treasury - Internal Revenue Service

Form 668(Z)
(Rev. April 1984)

# Certificate of Release of Federal Tax Lien

For Optional Use by Recording Office

District: PORTLAND

Serial Number: 86000496 1509

I certify that as to the following-named taxpayer, the requirements of section 6325 (a) of the Internal Revenue Code have been satisfied for the taxes listed below and for all statutory additions. Therefore, the lien provided by Code section 6321 for these taxes and additions has been released. The proper officer in the office where the notice of internal revenue tax lien was filed on _____, 19____, is authorized to note the books to show the release of this lien for these taxes and additions.

Name of Taxpayer: RONALD M COLITTI
VALLIERS RESTAURANT

Residence*: 1577 OAK ST
KLAMATH FALLS OR 97601

DATE FILED 01/27/86
BOOK M86
PAGE 1260
SEQ NUM 57575

| Kind of Tax (a) | Tax Period Ended (b) | Identifying Number (c) | Date of Assessment (d) | Last Day for Refiling (e) | Unpaid Balance of Assessment (f) |
|---|---|---|---|---|---|
| 941 | 03/31/85 | 93-0825841 | 2/02/85 | 01/01/92 | 5137.40 |

Place of Filing: Klamath County

Total: $ 5137.40

This certificate was prepared and signed at PORTLAND, OREGON, on this, the 10 day of NOV, 19 87

Signature: R.K. Erickson

Title: CHIEF, SPECIAL PROCEDURES

*(NOTE: Certificate of officer authorized by law to take acknowledgments is not essential to the validity of Certificate of Release of Federal Tax Lien Rev. Rul. 71-466, 1971-2 C.B. 409)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Internal Revenue Service the 23rd day of November A.D., 19 87 at 10:03 o'clock A M., and duly recorded in Vol. M87, of U.S. Tax Liens on Page 21121.

Evelyn Biehn, County Clerk
By _____

FEE $5.00

UNOFFICIAL DOCUMENT

* U.S. GOVERNMENT PRINTING OFFICE: 1985-461-511/20235 EX 19-209-235

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KNOW ALL MEN BY THESE PRESENTS, That Jeffrey A. Ayres and Marie Ayres, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Paul F. Lawrence and Judith R. Lawrence, Husband and Wife, 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:

'87 NOV 19 AM 11 05

The Westerly 99.85 feet of the Easterly 199.7 feet of Lots 17 and 18, Block 5, THIRD ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 as set forth on the reverse of this deed and those apparen 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 $ 44,500.00 ①However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). ①(The sentence between the symbol ① if not applicable, should be deleted. See ORS 93.030.)

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 18th day of November, 1987; 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.

Jeffrey A. Ayres 11/18/87

Marie A. Ayres 11-18-87
Marie Ayres

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Deschutes ) ss.
11-18, 1987

Personally appeared the above named Jeffrey A. Ayres and Marie Ayres and acknowledged the foregoing instrument to be their voluntary act and deed.

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

STATE OF OREGON, County of ) ss.
, 19

Personally appeared and 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: 8-14-88

Jeffrey A. Ayres and Marie Ayres
GRANTOR'S NAME AND ADDRESS

Paul F. Lawrence and Judith R. Lawrence
3026 Laverne
Klamath Falls, Oregon 97603
GRANTEE'S NAME AND ADDRESS

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

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of DESCHUTES } ss.

I certify that the within instrument was received for record on the 18th day of NOVEMBER, 1987, at 11:40 a.m. 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.

Recording Officer
By Deputy

MOUNTAIN TITLE COMPANY

EXCEPTIONS

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1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.

2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

3. Reservations and easements contained in Deed recorded January 10, 1933 in Volume 99, page 335, Deed Records of Klamath County, Oregon, to wit:

"The above property subject to the following reservations: Subject to any right of way heretofore conveyed to the United States Government or to any other governmental body for canals, ditches or laterals for irrigation or drainage purposes. Subject also to any roads, streets and rights of way for other purposes now existing. Subject also to operation and maintenance charges and liens for water and drainage of the Klamath Irrigation District. The right is also reserved by the Grantor to construct and maintain ditches, canals and pipe lines over, under or across land herein described for the purpose of diverting and delivering water for irrigation and domestic uses to adjoining properties."

4. Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein:

Dated: June 27, 1978
Recorded: June 27, 1978
Volume: M78, page 13758, Microfilm Records of Klamath County, Oregon
Amount: $29,600.00
Grantor: Daniel H. Alderman and Patricia L. Alderman, husband and wife
Trustee: William Sisemore
Beneficiary: Klamath First Federal Savings and Loan Association

Grantees on the reverse of this deed agree to assume and pay said trust deed in full.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 23rd day of November A.D., 19 87 at 10:05 o'clock A M., and duly recorded in Vol. M87 of Deeds on Page 21122.

FEE $15.00

Evelyn Biehn, County Clerk
By Pam Smith

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