

KNOW ALL MEN BY THESE PRESENTS, that whereas the title to the real property hereinafter described is vested in fee simple in INVESTORS MORTGAGE COMPANY, an Oregon corporation and ABIQUA COMPANY, an Oregon corporation, each holding an undivided 50% interest, hereinafter called first parties, subject to a land sale contract dated November 27, 1984 wherein INVESTORS MORTGAGE COMPANY, an Oregon corporation and ABIQUA COMPANY, an Oregon corporation are Seller and DARRELL DEWAYNE OLAH hereinafter called the second party, is Purchaser. There is now due on said land sales contract the sum of \$15,520.82 and the sale is now in default and subject to immediate foreclosure, and the second party, being unable to pay the same and desiring to avert a possible foreclosure suit have requested the first parties to accept an absolute deed of conveyance of said property in satisfaction of the indebtedness by virtue of said land sale contract, and the first parties do now accede to said request.

NOW THEREFORE, In consideration of one Dollar to the second party paid by the first parties, and the cancellation of all the debt and all evidences of indebtedness by virtue of said land sales and the second party does hereby grant, bargain, sell and convey unto the said first party, their heirs, successors and assigns, all of the following described real property situated in Klamath Falls, Klamath County, State of Oregon, to wit:

\*Lot 19, Fairacres Subdivision No. 1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

together with all of the tenements, hereditament and appurtenances thereunto belonging or in anywise appertaining.

To have and to hold the above described and granted premises with the appurtenances unto the said first parties, their heirs, successors and assigns forever.

And the second party for itself and its legal representatives do covenant to and with the first parties, their heirs, successors and assigns as follows:

That the second party has an interest in the above described property by virtue of a Land Sale Contract dated November 27, 1984 and recorded November 30, 1984 in Volume M84, Page 20191, Deed Records for Klamath County, Oregon.

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 first parties and not as a mortgage, trust conveyance, or security of any kind, and that possession of said premises is hereby surrendered to said first parties; and that in executing this deed, the grantors are not acting under any misapprehension as to the effect thereof, nor under any duress, undue influence, or misrepresentation by the first parties, or their agent or attorney.

Acceptance of this assignment and deed by first parties shall not be considered assumption by first parties of any encumbrance or debt of second party on said property and shall not effect a merger of the fee ownership and the lien of any mortgage, judgment or other lien which may be against the real property herein conveyed.

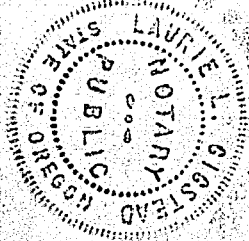
That this deed is not given as a preference over other creditors of the second party, and that at this time there is no person, co-partnership, or corporation, other than the first party, interested in said premises directly or indirectly, in any manner whatsoever.

IN WITNESS WHEREOF, the second party above named have here-  
unto set their hands and seals this 15 day of November,  
1988.

Darrell D. Olah  
DARRELL DEWAYNE OLAH

STATE OF OREGON, County of <sup>Klamath</sup>~~Marion~~ ) ss Nov. 16, 1988

Personally appeared before me the above named DARRELL  
DEWAYNE OLAH and acknowledged the foregoing document to be his  
voluntary act and deed.



Laurie L. Giestead  
Notary Public for Oregon  
My Commission expires: 10-12-92

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 25th day  
of Nov. A.D., 19 88 at 3:28 o'clock P.M., and duly recorded in Vol. M88,  
of Deeds on Page 20020.  
FEE \$13.00 Evelyn Biehn County Clerk  
By Pauline Millendare

Return  
JAMES D. FOURNIER  
ATTORNEY AT LAW  
MT. ANGEL, OREGON 97362  
PH 245-2240

Tax Statements  
Abiqua Co  
Box 680  
MT Angel, OR 97362