

17498

QUITCLAIM DEED

Vol. 1290

Page

13907

KNOW ALL MEN BY THESE PRESENTS, That

LANCE RAMON FENZEL

hereinafter called grantor,

for the consideration hereinafter stated, does hereby remise, release and quitclaim unto

LINDA

JUANITA MOTT

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of the grantor's right, title and interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any-wise appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

LOT 4 IN BLOCK 2 OF NORTH BLY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

THE ABOVE HOUSE IS SOLD TO GRANTEE UNDER THE FOLLOWING INSTRUCTIONS:

1. PURCHASE PRICE TWENTY THOUSAND DOLLARS (\$20,000.<sup>00</sup>)

2. ON TODAY'S DATE, JULY 13, 1990, GRANTEE GAVE DOWNPAYMENT OF ONE THOUSAND DOLLARS (\$1,000.<sup>00</sup>) TO

GRANTOR

3. GRANTEE AGREES TO PAY TO GRANTOR THE SUM OF NINETEEN THOUSAND DOLLARS (\$19,000.<sup>00</sup>) PAYABLE AT

9% (NINE PERCENT) SIMPLE INTEREST AT \$192.71

(ONE HUNDRED NINETY TWO AND SEVENTY ONE) PER MONTH

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 20,000.<sup>00</sup>

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument this 13 day of JULY, 1990; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer, duly authorized thereto by order of its board of directors.

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

Lance Ramon Fenzel  
Lance Ramon Fenzel

Before me this 13 day of July 1990

personally appeared Lance Ramon Fenzel

I have also witnessed the hand of the same being known to me.

State of Oregon  
Klamath County

Deanna M Pinkard  
Notary Public

My commission expires 8-10-93

Deanna M Pinkard

DEANNA M. PINKARD  
NOTARY PUBLIC-OREGON

My Commission Expires 8-10-93

(SEAL)

REGON,

LANCE RAMON FENZEL  
P.O. BOX 344  
BLY, OR 97622

GRANTOR'S NAME AND ADDRESS

LINDA JUANITA MOTT  
P.O. BOX 613  
BLY, OREGON 97622

GRANTEE'S NAME AND ADDRESS

After recording return to:

LINDA J. MOTT  
P.O. BOX 613  
BLY, OREGON 97622

NAME, ADDRESS, ZIP

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

LINDA J. MOTT  
P.O. BOX 613  
BLY, OR 97622

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

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/reel/volume No. on page or as document/fee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

FOR THE PERIOD OF 15 YEARS (FIFTEEN YEARS)  
STARTING SEPTEMBER 10, 1990 (9-10-90). 13908

4. GRANTEE AGREES TO PAY MONTHLY PAYMENTS BY  
THE 10<sup>TH</sup> OF EACH MONTH WITH THE FOLLOWING  
INSTRUCTIONS:

A. GRANTEE MUST PROVIDE GRANTOR PROOF OF  
FIRE INSURANCE ONCE A YEAR ON PROPERTY

B. IF GRANTEE FAILS TO MAKE HOUSE PAYMENT  
THREE MONTHS IN A ROW, THE HOUSE REVERTS BACK TO  
GRANTOR, I.E. LANCE FENZEL.

C. GRANTOR GUARANTEES TO GRANTEE, I.E.  
LANCE FENZEL GUARANTEES TO LINDA J. MOTT THAT  
THERE ARE NO LIENS AGAINST THE HOUSE OTHER  
THAN TAXES, WATER, SEWER, ALLEYS, ROADS ETC.

(I have read and understand this  
contract and willingly agree to all herein

Signed Lance R Fenzel 7, 13, 1990  
Lance R Fenzel

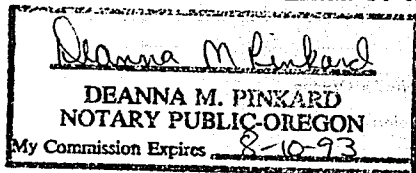
I have read and understand this contract  
and willingly agree to all herein.

Signed Linda J. Mott 7-13-1990  
Linda J. Mott

State of Oregon  
County of Klamath

signed before me on July 13, 1990

by Lance R. Fenzel and Linda J. Mott.



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 13 day  
of July A.D., 19 90 at 2:51 o'clock p. M., and duly recorded in Vol. M90  
of \_\_\_\_\_ Deeds on Page 13907

FEE 33.00

Evelyn Biehn County Clerk  
By Bernetha A. Helock