

Vol. mq1 Page 22128

PHILLIP J. OWENS and HELEN G. OWENS, as tenants by the entirety  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_  
ROBERT D. JOHNSON and FLORA E. JOHNSON, 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,  
the 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:

The South 75 feet of Lot 373 in Block 122 of 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.

*"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 and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as 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 \$ 25,000.00

*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 14<sup>th</sup> day of October, 19 91; 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, Klamath;  
County of 10-14 19 91 ss.

Philip J. Owens  
 Philip J. Owens  
 Helen G. Owens

Personally appeared the above named \_\_\_\_\_  
**PHILLIP J. OWENS**  
**HELEN G. OWENS**

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

Before me: Nancy M. M...  
Notary Public for Oregon  
My commission expires: 6/8/92

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

The foregoing instrument was acknowledged before me this

president, and by \_\_\_\_\_

secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon \_\_\_\_\_  
My commission expires: \_\_\_\_\_ (SEAL)

STATE OF OREGON,

County of Klamath  
I certify that the within instrument was  
received for record on the 22nd  
day of Oct., 19 91,  
at 3:20 o'clock P M., and recorded  
in book M91 on page 22128 or as  
file/reel number 36420,  
Record of Deeds of said county.

Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk

*Recording Officer*

By Pauline Mueller Deputy

**Fee \$28.00**

PHILLIP J. OWENS and HELEN G. OWENS  
5441 KAHER STREET N.E.  
SALEM, OR 97303

GRANTOR'S NAME AND ADDRESS

ROBERT D. JOHNSON and FLORA E. JOHNSON  
27227 GRENADA WAY  
SUN CITY, CA 92586

GRANTEE'S NAME AND ADDRESS

After recording is over by:

ROBERT D. JOHNSON and FLORA E. JOHNSON  
 27227 GRENADA WAY  
 SUN CITY, CA 92586

NAME, ADDRESS, ZIP

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

ROBERT D. JOHNSON and FLORA E. JOHNSON  
27227 GRENADA WAY  
SUN CITY, CA 92586

NAME, ADDRESS, ZIP

The grantor covenants and agrees to and with the beneficiary and those claiming under him, that he is lawfully seized in fee simple of said described real property and has a valid, unencumbered title thereto

and that he will warrant and forever defend the same against all persons whomsoever.

The grantor warrants that the proceeds of the loan represented by the above described note and this trust deed are:  
(a)\* primarily for grantor's personal, family or household purposes (see Important Notice below).

~~FOR YOUR PROTECTION, THIS INSTRUMENT IS BEING RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF KLAMATH, OREGON.~~

This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, personal representatives, successors and assigns. The term beneficiary shall mean the holder and owner, including pledgee, of the contract secured hereby, whether or not named as a beneficiary herein. In construing this deed and whenever the context so requires, the masculine gender includes the feminine and the neuter, and the singular number includes the plural.

IN WITNESS WHEREOF, said grantor has hereunto set his hand the day and year first above written.

\* IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is not applicable; if warranty (a) is applicable and the beneficiary is a creditor as such word is defined in the Truth-in-Lending Act and Regulation Z, the beneficiary MUST comply with the Act and Regulation by making required disclosures; for this purpose use Stevens-Ness Form No. 1319, or equivalent. If compliance with the Act is not required, disregard this notice.

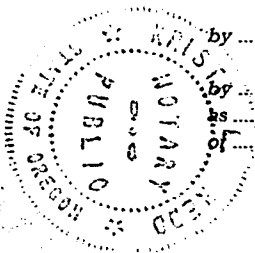
*Frances M. Rosa*  
FRANCES M. ROSA

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on October 21, 1991, ss.

by Frances M. Rosa

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,



*Kristen L. Redd*  
Notary Public for Oregon

My commission expires 11/16/91

#### REQUEST FOR FULL RECONVEYANCE

To be used only when obligations have been paid.

TO: \_\_\_\_\_, Trustee

The undersigned is the legal owner and holder of all indebtedness secured by the foregoing trust deed. All sums secured by said trust deed have been fully paid and satisfied. You hereby are directed, on payment to you of any sums owing to you under the terms of said trust deed or pursuant to statute, to cancel all evidences of indebtedness secured by said trust deed (which are delivered to you herewith together with said trust deed) and to reconvey, without warranty, to the parties designated by the terms of said trust deed the estate now held by you under the same. Mail reconveyance and documents to \_\_\_\_\_

DATED: \_\_\_\_\_, 19\_\_\_\_.

Beneficiary

Do not lose or destroy this Trust Deed OR THE NOTE which it secures. Both must be delivered to the trustee for cancellation before reconveyance will be made.

## TRUST DEED

(FORM No. 881-1)

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

FRANCES M. ROSA

P. O. Box 112

Clearlake Park, CA 95424

Grantor

THE ESTATE OF TRUDY WATKINS

Beneficiary

AFTER RECORDING RETURN TO  
Mountain Title Company  
222 S. Sixth St.  
Klamath Falls, OR 97601

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, } ss.  
County of Klamath

I certify that the within instrument was received for record on the 22nd day of Oct., 1991, at 3:20 o'clock P.M., and recorded in book/reel/volume No. M91 on page 22126 or as fee/file/instrument/microfilm/reception No. 36419, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk  
NAME TITLE

By Doreen M. Mendenhall Deputy

Fee \$13.00