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#01037759 Vol.m91 Page 23369 WARRANTY DEED

AFTER RECORDING RETURN TO: PAUL D. HILTON and JILL K. HILTON <u>239 Princeton</u> Klamath Falls, OR. <u>97601</u>

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS: SAME AS ABOVE

GORDON E. DUKES, hereinafter called GRANTOR(S), convey(s) to PAUL D. HILTON and JILL K. HILTON, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN....

"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."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$16,800.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 6th day of November, 1991.

Indm Int . ~ GORDON E. DUKES

STATE OF OREGON, County of Klamath)ss.

On November 6, 1991, personally appeared the above named GORDON E. DURES, and acknowledged the foregoing instrument to be his wolfing asy act and deed.

Before men h anlene . Add Novary Rublic for Oregon My Commission Expires: March 22, 1993.

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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), የተዘ አኒክአዴን እንዚህ የሚያስት እንዲ የድንፅህ አኒስቲክሪክ እን እንዚህ አስት እንዚህ አስት እንዲሆኑ የሚያስት እንዲሆኑ የሚያስት እንዲሆኑ የሚያስት እንዲሆኑ እንዲሆኑ እን 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 leminine 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. illen STATE OF OREGON, County of Klamath ..) ss. This instrument was acknowledged before me on NOVENDER by This instrument was acknowledged before me on NOVEWHER by as <u>of</u> OFFICIAL SEAL TINA M. DE BORTOLI ritole Junam ð. NOTARY PUBLIC-OREGON Notary Public for Oregon COMMISSION NO. 003077 My commission expires <u>11-22-94</u> MY COMMISSION EXPIRES NOV. 22, 1994 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 •••••••• Beneficiary Do not lose or destroy this Trust Dood OR THE NOTE which it secures. Both must be delivered to the trustee for cancellation before reconveyance will be made. TRUST DEED STATE OF OREGON. **SS**. County of Klamath (FORM No. \$81) STEVENS NESS LAW PUB. CO., PO I certify that the within instrument was received for record on the7th day at9:45... o'clock A...M., and recorded in book/reel/volume No. M91 on SPACE RESERVED Grantor page 23367 or as fee/file/instru-FOR ment/microfilm/reception No. 37070, RECORDER'S USE Record of Mortgages of said County. Witness my hand and seal of **Beneficiary** County affixed. AFTER RECORDING RETURN TOEvelyn Biehn, County Clerk Richard A. Bookspan NAME 1110 E. Missouri #710 B Quelene Mullendese Deputy Phoenix, Az. 85014 Fee \$13.00