

ASPEN

1-1-74

37172

37391
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That DAVID E. EDWARDS and BESSIE P. EDWARDS, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DANIEL CHARLES REYNOLDS and JANET SUE REYNOLDS, 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:

The N $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ and the N $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 19, Township 38 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

SUBJECT TO: Easements and restrictions of record, apparent on the land or common to real estate in the area.

(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. 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 stated above

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 \$ 55,950.00

~~THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 55,950.00~~

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 18th day of May, 1978; 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.

(If executed by a corporation,
affix corporate seal)

x David E. Edwards
David E. Edwards

x Bessie P. Edwards
Bessie P. Edwards

STATE OF OREGON,)
County of Klamath) ss.
May 18, 1978.

STATE OF OREGON, County of) ss.
May 18, 1978.

Personally appeared the above named DAVID E. EDWARDS and BESSIE P. EDWARDS, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *W. Arlene J. Addington*
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 3-22-81

Notary Public for Oregon
My commission expires:

Mr. and Mrs. David E. Edwards

5423 Glenwood
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Daniel C. Reynolds

Rt. 1, Box 791
Bonanza, OR 97623
GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. and Mrs. Daniel C. Reynolds

NAME, ADDRESS, ZIP

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

Mr. and Mrs. Daniel C. Reynolds

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

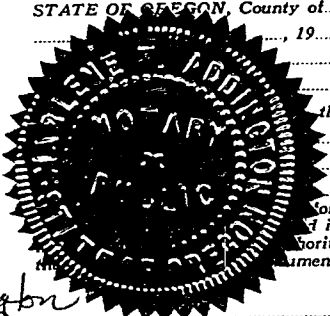
County of Klamath

I certify that the within instrument was received for record on the 8th day of Nov., 1991, at 3:43 o'clock P.M., and recorded in book M91 on page 23546 or as file/reel number 37172, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By *Dorlene M. Murrill* Deputy

Fee \$28.00



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),
(b) for an organization, or (even if grantor is a natural person) are for business or commercial purposes.

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.

Anthony Tony Merce

STATE OF OREGON, County of Klamath) ss.
This instrument was acknowledged before me on November 8, 1991,

by Anthony Tony Merce
This instrument was acknowledged before me on _____, 19____,

by _____
as _____
of _____

Darlene H. Aldington
Notary Public for Oregon
My commission expires 3-22-93

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)

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

Grantor

Beneficiary

AFTER RECORDING RETURN TO

ATE

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 8th day of Nov., 1991, at 3:43 o'clock P.M., and recorded in book/reel/volume No. M91 on page 23544 or as fee/tile/instrument/microfilm/reception No. 37171, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Darlene H. Aldington Deputy

Fee \$13.00