

37384

Vol. m91 Page 23867

KNOW ALL MEN BY THESE PRESENTS, That

as Rae Hanson

Rae Piazzini who took title

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Rae Piazzini, hereinafter called grantor, and Jack L. Piazzini, Husband and Wife hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 25 in DE BIRK HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(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 \$ Love and Affection.
~~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 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 10th day of November, 1991; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so 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 THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Rae Piazzini

Rae Piazzini

STATE OF OREGON, County of KlamathThis instrument was acknowledged before me on 11/12, 1991.by Rae Piazzini

This instrument was acknowledged before me on _____, 19____,

by _____

as _____

of _____

Spade Stelle

Notary Public for Oregon

My commission expires 11/12/91

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Piazzini

4011 Barry St, Klamath, OR 97603

NAME, ADDRESS, ZIP

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

as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 14th day of Nov., 1991, at 2:45 o'clock P.M., and recorded in book/reel/volume No. M91 on page 23867 or as fee/file/instrument/microfilm/reception No. 37384, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pauline Mueller Deputy

Fee \$28.00

201 NOV 14 PM 2 45

23866

MTC NO: 26487-NM

EXHIBIT A
LEGAL DESCRIPTION

A tract of land situated in the W 1/2 of Section 20, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said Section 20, form which the Northwest corner of said Section 20, as marked by a 5/8" iron pin, bears Northerly 1835.80 feet; thence East 30 feet, more or less, to a 5/8" iron pin on the Easterly right of way line of Cheyne Road; thence East 917.5 feet, more or less, to a 5/8" iron pin on the Southwesterly right of way line of the Southern Pacific Railroad; thence Southeasterly along said right of way 979 feet, more or less, to the centerline of the USBR No. 5, (Henley) Drain as shown on the USRS, Klamath Project right of way map No. 12-201-1325; thence Westerly along said centerline 1678 feet, more or less, to the West line of said Section 20; thence Northerly 264.33 feet to the point of beginning.

TOGETHER WITH: 1969 mobile home, License #X101200, which is firmly affixed to the above described real property.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co. the 14th day
of Nov. A.D., 19 91 at 2:45 o'clock P M., and duly recorded in Vol. M91
of Mortgages on Page 23864.
By Evelyn Biehn County Clerk
Daniel M. Mendenhall

FEE \$18.00

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 except Contract of Sale, dated October 26, 1988, recorded October 26, 1988, volume M88, page 18155, Microfilm Records of Klamath County, Oregon Vendor being The State of Oregon, by and through the Director of Veterans' Affairs that the Grantor has agreed to assume and to hold the sellers harmless therefrom, 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 the purchase of real property for the grantor's personal, family or household 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.

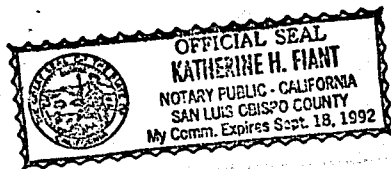
* IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is not applicable; if warranty (a) is applicable and the beneficiary is a creditor as such word is defined in the Truth-in-Lending Act and Regulation Z, the beneficiary MUST comply with the Act and Regulation by making required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

CHARLENE S. GRUBB

STATE OF CALIFORNIA

COUNTY OF San Luis Obispo } ss.

On this 8th day of November, in the year 1991
before me, the undersigned, a Notary Public in and for said State, personally appeared
CHARLENE S. GRUBB



_____ personally known to me
(or proved to me on the basis of satisfactory evidence) to be the person whose name
IS subscribed to the within instrument, and acknowledged to me that she
executed it.

WITNESS my hand and official seal.

Katherine H. Fiant
Notary Public in and for said State.

ACKNOWLEDGMENT—General—Wolcotts Form 233CA—Rev. 5-82
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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 PUBL. CO., PORTLAND, ORE.

CHARLENE S. GRUBB

P. O. BOX 1309

NIPOMO, CA 93444

Grantor

JAMES D. PUCKETT and MARY SUE

16373 CHEYNE RD.

KLAMATH FALLS, OR 97603

Beneficiary

AFTER RECORDING RETURN TO
MOUNTAIN TITLE COMPANY
OF KLAMATH COUNTY

SPACE RESERVED

FOR

RECORDER'S USE

STATE OF OREGON, } ss.

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 fee/file/instrument/microfilm/reception No. _____. Record of Mortgages of said County. Witness my hand and seal of County affixed.

NAME

TITLE

By _____

Deputy