

THIS INDENTURE between DAMON W. POLLARD ~~xxxxxx~~
First Party, and LARRY DILLON and JACQUELINE DILLON, ~~xxxxxx~~ hereinafter called the
Second Party; husband and wife
hereinafter called the

WITNESSETH:

WITNESSETH:

WHEREAS, the legal title to the real property hereinafter described is vested in fee simple in the Second Party; with the equitable title to the said real property having been conveyed by Second Party to First Party, which said contract for sale of real property was recorded in the Deed Records of Klamath County, Oregon Book M82 at page 18040 thereof, reference to said record hereby being made, and the vendor's interest represented by said land sale contract is now owned by the Second Party, as is the indebtedness represented by said land sale contract with interest thereon in default; there is now owing and unpaid by said land sale contract, and said land sale contract is now subject to immediate foreclosure; and whereas the First Party being unable to pay the same has requested the Second Party to accept an absolute deed of conveyance of said property in satisfaction of the indebtedness secured by said contract, and the Second Party does now accede to said request;

NOW, THEREFORE, for the consideration hereinbefore stated, the consideration hereinbefore stated of the indebtedness secured by said contract, and the Second Party does now accede to said request;

NOW, THEREFORE, for the consideration hereinafter stated (which includes the cancellation of the indebtedness represented by said land sale contract); the First Party does hereby grant, bargain, sell and convey unto the Second Party, his heirs, successors and assigns, all of the following described real property situated in Clatsop County, State of Oregon, to-wit:

PARCEL 1. The

PARCEL 1: The E 1/2 of Lot 6, VILLA SAINT CLAIR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2: The W 1/2 of Lot 6, VILLA SAINT CLAIR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2: The W 1/2 of Lot 6, VILLA SAINT CLAIR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the same unto said Second Party, his heirs, successors and assigns forever.

And the First Party, for himself and his heirs and legal representatives, does covenant to and with the Second Party, his heirs, successors and assigns, that the First Party is lawfully entitled to equitable title to the said property, free and clear of encumbrances except for the aforesaid land sale contract, and further except those certain exceptions set forth hereinabove; that the First Party will warrant and forever defend the above-granted premises, and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, other than the liens above expressly excepted; that this deed is intended as a conveyance, absolute in legal effect as well as in form, of the title to said premises to the Second Party and all redemption rights which the First Party may have therein, and not as a mortgage, trust deed or security of any kind; that possession of said premises hereby is surrendered and delivered to said Second Party; that in executing this deed the First Party is not acting under any misapprehension as to the effect thereof or under any duress, undue influence, or misrepresentation by the Second Party, or Second Party's representatives, agents or attorneys; that this deed is not given as a preference over other creditors of the First Party and that at this time there is no person, co-partnership or corporation, other than the Second Party, interested in said premises directly or indirectly, in any manner whatsoever, except as aforesaid.

The true and actual consideration paid for this property is \$10.00.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$10.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the ~~foreclosure~~ consideration, being in lieu of foreclosure.

OF OREGON: COUNTY OF KLAMATH: SS

for record at request of
April 11

APR 11

~~A.D., 19 94 Aspen Title Co.~~

of Co. Lien Docket

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By Annette Mueller County Clerk