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12-06-94A11:52 RIVD

MORTGAGE OR TRUST DEED

THIS INDENTURE Between ROBERT JAMES COPELAND AND LISA FAY COPELAND

hereinafter called the first party, and IRAN C. HAMILTON

hereinafter called the second party; WITNESSETH:

Whereas, the title to the real property hereinafter described is vested in fee simple in the first party, subject to the lien of a mortgage or trust deed recorded in the mortgage records of the county hereinafter named, in book/reel/volume No. M93 at page 27819 thereof and/or as fee/title/instrument/microfilm/reception No. (state which), reference to those records hereby being made, and the notes and indebtedness secured by the mortgage or trust deed are now owned by the second party, on which notes and indebtedness there is now owing and unpaid the sum of \$ 7,100.00, the same being now in default and the mortgage or trust deed being 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 the property in satisfaction of the indebtedness secured by the mortgage and the second party does now accede to that request.

NOW, THEREFORE, for the consideration hereinafter stated (which includes the cancellation of the notes and indebtedness secured by the mortgage or trust deed and the surrender thereof marked "Paid in Full" to the first party), the first party does hereby grant, bargain, sell and convey unto the second party, second party's heirs, successors and assigns, all of the following described real property situated in KLANATH County, State of OREGON, to-wit:

LOTS 139 and 140 in Block A of Tract 1060, SUN FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klanath County, Oregon.

Tax map nos: 2310 036D0 07100 and 2310 035D0 07200

together with all of the tenements, hereditaments and appurtenances therunto belonging or in anyway appertaining

The true and actual consideration for this conveyance is \$ in lieu of foreclosure (Here comply with ORS 93.030.)

(CONTINUED ON REVERSE SIDE)

ROBERT JAMES COPELAND AND LISA FAY COPELAND
IRAN C. HAMILTON
P.O. BOX 1557
LAPINE, OR 97739
Robert E. Thomas, III
P.O. Box 801
Mcalla, OR 97038
IRAN C. HAMILTON
P.O. BOX 1557
LAPINE, OR 97739

STATE OF OREGON,
County of
I certify that the within instrument was received for record on this day of 19 at o'clock M., and recorded in book/reel/volume No on page and/or as fee/title/instrument/microfilm/reception No Record of Deeds of said County.
Witness my hand and seal of County affixed.
By Deputy

SPACE RESERVED FOR RECORDER'S USE

TO HAVE AND TO HOLD the same unto the second party, second party's heirs, successors and assigns forever. And the first party, for first party and first party's heirs and legal representatives, does covenant to and with the second party, second party's heirs, successors and assigns, that the first party is lawfully seized in fee simple of the property, free and clear of incumbrances except the mortgage or trust deed and further except none.

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 the 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 the premises hereby is surrendered and delivered to the 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 the premises directly or indirectly, in any manner whatsoever, except as set forth above.

In construing this instrument, it is understood and agreed that the first party as well as the second party may be more than one person; that if the context so requires the singular pronoun includes the plural and that all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

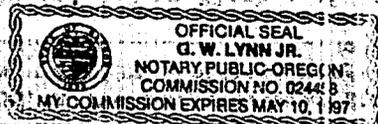
IN WITNESS WHEREOF, the first party above named has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Dated 11-29-77, 1977

Handwritten signatures of Robert E. Thomas and Evelyn Bieh.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PRECEPT DESCRIBED IN THE INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS BEFORE USING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 301.50.

STATE OF OREGON, County of Clatsop, ss. This instrument was acknowledged before me on November 29, 1977, by Robert E. Thomas and Evelyn Bieh. This instrument was acknowledged before me on _____, 19____, by _____, as _____ of _____.



Handwritten signature of Notary Public for Oregon. My commission expires July 10, 1978.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Robert E. Thomas III the 6th day of Dec A.D. 1977 at 11:52 o'clock A.M., and duly recorded in Vol. M94 of Deeds on Page 37147

FEE \$35.00

Evelyn Bieh County Clerk By [Handwritten Signature]

Various stamps and markings at the bottom of the page, including a circular stamp with the number 35775.