

11

STOPPED DEAD

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MORTGAGE OR TRUST DEED

THIS INDENTURE between ROBERT JAMES COPELAND AND LISA FAY COPELAND

Hereinafter called the first party, and ... IRAN C. HART TOWN

hereinafter called the second party; WILL NESSETH:

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/real/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 _____ County, State of _____ OREGON _____, to-wit:

LOTS 139 and 140 in Block 1 of Tract 1060, SUN FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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

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

in lieu of
foreclosure

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

CONTINUED ON REVERSE SIDE

ROBERT JAMES COPELAND AND
LISA FAY COPELAND

1171 13 458 CHU Dealer's Name and Address

JEAN C. HAMILTON

PL 031 BOX 1557

1-813-0000 037

NAME _____ **DATE** _____

Addressing a member to change Address: Zich:

Robert F. Thomas III

ROBERT E. THOMAS, III

P.O. Box 801

McCalla, OR 97038 39

Individuals must also file all tax statements in

IRAN C. HAMILTON

STATE OF OREGON

CONDUCT

I certify that the within instrument was received for record on the _____ day of _____ 19____ at _____ o'clock _____ M., and recorded in book/leaf/volume No. _____ on page _____ and/or as fee/life/instrument/microfilm/reception No. _____.
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

NAME	TITLE
By: [Signature]	Deputy

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

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PRECEPT DESCRIBED IN THE INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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.

[Signature]
[Signature]

STATE OF OREGON, County of Clackamas, ss.

This instrument was acknowledged before me on November 29, 1977.

by Clackamas County

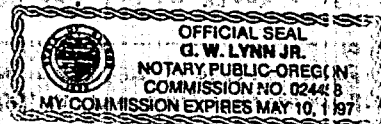
This instrument was acknowledged before me on 11-29-77, 1977.

by Clackamas County

as County Clerk

of Clackamas County

[Signature]
Notary Public for Oregon
My commission expires 12-1-77



STATE OF OREGON: COUNTY OF CLACKAMAS: 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 Biehn, County Clerk
By *[Signature]*

RECORDED
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