

21665

MIT 34951  
QUITCLAIM DEED

Vol. M96 Page 21626

KNOW ALL MEN BY THESE PRESENTS, That Certified Mortgage Co., an inactive corporation, hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and quitclaim unto Emmet Balch hereinafter called grantee, and unto grantee's heirs, successors and assigns all of the grantor's right, title and interest in 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:

Tract 1 and the following described portion of Tract 2, of IMPERIAL ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Beginning at a corner common to Tracts 1 and 2 on the Westerly boundary of the secondary highway; thence in a southerly direction 11 feet; thence in a Westerly direction 128 feet to a point on the line between Tracts 1 and 2; thence Easterly along the line between Tracts 1 and 2; to the point of beginning, all in IMPERIAL ACRES.

\* To clear title resulting from Vendors Assignment of Real Estate Contract recorded May 5 1987 in Volume M87 at Page 7620 Microfilm Records of Klamath County, Oregon which should have been a Vendors Assignment AND Deed.\*

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ TO CLEAR TITLE.\*

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 17TH day of June, 1996; 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.

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.

CERTIFIED MORTGAGE CO., AN INACTIVE CORP.

Richard H. Marlatt, Pres.

STATE OF OREGON,  
County of KLAMATH

STATE OF OREGON, County of KLAMATH ) ss.  
June 17, 1996

Personally appeared the above named

Personally appeared Richard H. Marlatt and

each for himself and not one for the other, did say that the former is the Corporate president and that the latter is the secretary of Certified

Mortgage Co., an inactive Corp., a corporation,

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:  
Notary Public for Oregon  
My commission expires:

Before me:  
Dawn Schoeler  
Notary Public for Oregon

commission expires: 12/20/98

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Emmet Balch  
c/o Lucas and Associates  
100 St. Helens Street  
St. Helens, Oregon 97051

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 19th day of July, 1996, at 11:10 o'clock A.M., and recorded in book/reel/volume No. M96 on page 21626 or as document/fee/file/instrument/microfilm No. 21665, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G Letsch, County Clerk

NAME TITLE

Fee \$30.00

By Deputy