

NA

26530

BACK AND SALE DEED

In Lieu of Foreclosure

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KNOW ALL MEN BY THESE PRESENTS, That

CALVIN L. SMITH and GEORGIA L. SMITH, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ROLAND THEISS and MARGARET THEISS, as tenants by the entirety, 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:

That portion of the N1/2 N1/2 SE1/4 NW1/4 of Section 31, Township 30 South, Range 8 East of the Willamette Meridian, laying Easterly of the Southern Pacific Railroad right of way.

CODE 8 MAP 3008-3100 TL 700

**forgiveness of debt.

(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 \$.

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 2 day of Oct., 1996; 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Calvin L. Smith

Georgia L. Smith

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on Oct. 2, 1996, by Calvin L. Smith and Georgia L. Smith

This instrument was acknowledged before me on , 19 ,

by as of



Kim E. Vinson
Notary Public for Oregon
My commission expires Oct. 10, 1998

SMITH etux

Grantor's Name and Address

THEISS etux

Grantee's Name and Address

After recording return to (Name, Address, Zip):
H.M.P. Title & Escrow Services
P.O. Box 1629
Roseburg, Or. 97470

Until requested otherwise send all tax statements to (Name, Address, Zip):

No change

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 9th day of October, 1996, at 3:14 o'clock PM, and recorded in book/reel/volume No. M96 on page 32110 or as fee/file/instrument/microfilm/reception No. 26530, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

By Katherina Ross Deputy

Fee: \$30.00

96 OCT -9 P3:14

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