29441

FORM PA

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Page K-18782 Vol MAD THIS IL DENTURE between Daniel A. Koch and Angela M. Livingston

hereinaiter called the second party; WITNESSETH:

Whereas, the title to the real property hereingter 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/ voluine No. M95 at page 31433 thereof or as fee/file/instrument/microfilm/reception No. (state which), reference to said reduids hereby being made, and the notes and indebtedness secured by said 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 \$ 26,135.65 ..., the same being now in default and said mortgage or trust deed being now subject to immediate forsclosure; 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 mortgage and the second party does now accede to suid request.

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

Section 540 Sector St. 1

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TO HAVE AND TO BOLD the same unto cald second party, his heirs, successors and assigns forever. 37516 And the first party, for himself and his heirs and legsl representatives, does ovenant to and with the second party; his heits, successors and assigns, that the first party is lawfully seized in fee simple of said property, free and

···· A STATE FOR ALL AND A SALES 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 accurity 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 iniluence, 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 in-

The true and actual consideration neid for this transfer, stated in terms of dollars, is \$ Foreclosure Or owever, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this instrument, it is understood und 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 shall be taken to mean and include the plural; that the singular pronoun means and includes the plural, the mesculine, the feminine and the neuter and that, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply

IN WITNESS WHEREOF, the first party above named has executed this instrument; if first party is a corporetion, it has caused its corporate name to be signed hereto and its corporate seal affixed by its officers duly authorized thereunto by order of its Board of Directors. Dated November 15, 19 96

IS INSTRUMENT, THE PERSON ACQUIRTS SPERTY SHOULD CHECK WITH THE A UMTY PLANNING DEPARTMENT TO VERIES Medican of the above is a corporation, The form of networkingment opposite.)	Angela M. Livingston (KOCL)
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