First Party's Name and Address S First Party's Name and Address I certify that the within instrume Was received for record on the dof	51500 99 JAN 13 P	21:16	Vol. <u>Mar</u> Page 1054 STATE OF OREGON,
Second Party's Mame and Address	First Party's Name and Addrees		County of} S
Space Reserved Space Reserved book/reel/volume No			or, 19, 19, 19,
POLATISE WA 99229-1203 requested charments in (Hame, Address, Zip): A BOVE NAME NAME NAME	peording, return to (Name, Addreas, Zip): ICHARD P. (INCER)	FOR	DOOK/reel/volume No on pa
A BOVIE attixed.	POKANE WA 49224-1203		Witness my hand and seal of Coun
	A BOVE	»); 	
			NAME TITLE

ter called the first party, and Richard P. Unger 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 Records of the county hereinafter named, in book/reel/volume No. #197 on page 27955____, and/or as fee/file/instrument/microfilm/reception No. 441.43____ (indicate 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 \$4.368,60, 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 or trust deed, 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 the 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 and to second party's heirs, successors and assigns, all of the following described real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon to-wit:

Lot 9, Block 132, Klamath Falls Forest Estates, Highway 66

Unit, Plat #4, according to the official plat thereof, on file in the office of the County Clerk, Klamath County,

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(OVER)

TO HAVE AND TO HOLD the same unto the second party and 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 and second party's heirs, successors and assigns, that the first party is lawfully seized in fee simple of the property, free and clear of encumbrances except the mortgage or trust deed and not otherwise except (if none, so state)

(CALH)

1055

; 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, 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 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.

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THIS INSTRUMENT WILL NOT ALLOW USE OF THE PRO THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND U LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTR ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHEF PRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VE AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST PRACTICES AS DEFINED IN ORS 30.930.	ISE LAWS JAIN IREQU- UMENT, THE PERSON CK WITH THE APPRO- RIFY APPROVED USES FARMING OR FOREST	J. Earley had been a set of the s	
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Filed for record at request of	Richard Unger	the	13thda
of January A.D., 19 98	at 1:16 o'clock	P. M., and duly recorded in Ve	ol. <u>M98</u>
of De	eds	on Page <u>1054</u> .	
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