

INSTRUMENT NO.

Vol M03 Page 78514

03 OCT 22 PM 12:22

THIS INDENTURE between William & Pearl Clark
hereinafter called the first party, and Harold Ewert
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 mortgage records of the county hereinafter named, in book/roll/ volume No. M-03 at page 42272 (thereof or as fee/file/instrument/microfilm/reception No. _____ (which), reference to said records 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 \$ after which the same being now in default and said 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 said property in satisfaction of the indebtedness secured by said mortgage and the second party does now accede to said 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 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 situate in Klamath County, State of Oregon, to-wit: Lot 2 Block 1

together with all of the interests, improvements and appurtenances thereto belonging or in anywise appertaining.

CONTINUED ON REVERSE SIDE

<u>William & Pearl Clark</u>
<u>P.O. Box 1636</u>
<u>LAPINE OR 97739</u>
GRANTOR'S NAME AND ADDRESS
<u>Harold Ewert</u>
<u>P.O. Box 413</u>
<u>LAPINE OR 97731</u>
GRANTOR'S NAME AND ADDRESS
<u>Harold Ewert</u>
<u>P.O. Box 413</u>
<u>LAPINE OR 97731</u>
GRANTOR'S NAME AND ADDRESS
<u>Harold Ewert</u>
<u>P.O. Box 413</u>
<u>LAPINE OR 97739</u>
GRANTOR'S NAME AND ADDRESS

STATE OF OREGON
COUNTY OF KLAMATH

State of Oregon, County of Klamath
Recorded 10/22/03 12:22 p.m.
Vol M03 Pg 78514-15
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

TO HAVE AND TO HOLD the same unto said 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 said property, free and clear of incumbrances except valid mortgages 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 ones 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 security 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 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 said premises directly or indirectly, in any manner whatsoever, except as aforesaid.

The true and actual consideration paid for this transfer, stated in terms of dollars, is rather confidential. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) the whole

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 corporate name to be signed and its seal affixed by an officer duly authorized thereto by order of its Board of Directors.

Dated Sept Oct 2003 19

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAW AND THE LAW AND REGULATIONS BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEES TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

X William Charles Clark
X Pearl Christine Clark
Pearl Christine Clark

If the object of the above is a corporation, the law of the state of Oregon applies and the corporate seal.

STATE OF OREGON,

County of Deschutes

This instrument was acknowledged before me on

October 11, 2003

William Charles Clark

Pearl Christine Clark

STATE OF OREGON,

County of _____

This instrument was acknowledged before me on _____

19____, by _____

as _____

of _____

(SEAL)

My commission expires 12-31-04

Notary Public for Oregon

My commission expires _____

(SEAL)

