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BOOK 43 PAGE 47

DEED IN LIEU OF FORECLOSURE

THIS CONVEYANCE, Made this 21st day of December, 1971, by ALVIN A. UNREIN and NEOMA M. UNREIN, husband and wife, hereinafter called Grantors, to KENNETH A. BURGESS and LOLA M. BURGESS, husband and wife, hereinafter called Grantees,

WITNESSETH:

WHEREAS, the Grantors own an equitable interest in the hereinafter described real property subject to a mortgage by Walter F. Unrein and Patricia L. Unrein, husband and wife, and Alvin A. Unrein and Neoma M. Unrein, husband and wife, to Kenneth A. Burgess and Lola M. Burgess, husband and wife, dated the 3rd day of October, 1970, recorded in Book 48, Page 051, mortgage records of Okanawa County, Washington, on which there is now due the sum of Fifty-Seven Thousand Six Hundred Ninety and 00/100 dollars (\$57,690.00), being principal, accrued interest and interest on the mortgage, the same being in default, and the right to foreclose has accrued and the current value of the grantor's equitable interest therein does not exceed the unpaid balance of the said mortgage and note; to satisfy the debt secured by the said mortgage, it is agreed that the grantors do hereby convey the said property to the Grantees in satisfaction of the unpaid balance due on the note on the said mortgage, and that all of the right, title, interest and estate of the Grantors in and to the said property, described herein shall be lawfully divested and the Grantees shall have the said property, described herein, free and clear of all claims of the Grantors, including the right of redemption.

AND WHEREAS, in consideration of the release of the total indebtedness in the amount of \$57,690.00, together with accrued interest, the receipt of which is hereby acknowledged, the Grantors hereby give, grant, bargain, sell and convey unto the Grantees, their heirs, successors and assigns, all of their interest of any nature whatsoever in that parcel of real property, situated in the County of Okanawa, State of Washington, and more particularly described as follows:

PARCEL NO. 1

That portion of the S.W. 1/4 of Section 18, T. 1N., R. 20E., Township 1 North, Range 7 E.W., described as follows:

beginning at the intersection of the west line of the said Section 18 with the northerly line of the county road known as the So. Letts-Carpenter Road; thence following the northerly line of said road in a northerly and easterly direction to intersection with the westerly line of the 100 foot strip of land acquired by the United States of America for the Conneville Power Administration's electric power transmission lines; thence following the westerly line of said 100

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foot strip of land to intersection with the North line of said Bishop D.L.C.; thence West along the North line of said Bishop D.L.C. to the Northwest corner thereof; thence South along the West line of said Bishop D.L.C. to the northerly line of the said Hoffetts-Carpenter Road; thence easterly along the North line of said road to the point of beginning;

EXCEPT the following described tract of lands: Beginning at the intersection of the North line of the said Bishop D.L.C. with the westerly line of said 300 foot strip of land acquired by the United States of America; thence South $32^{\circ} 27' 30''$ West 754.95 feet, more or less, to the northerly line of said Hoffetts-Carpenter Road; thence in a north-westerly direction following the northerly line of said road to intersection with the center line of the right of way granted to the Northwestern Electric Company; thence in a north-easterly direction following the center line of said right of way to intersection with the North line of the said Bishop D.L.C.; thence East to the point of beginning.

PARCEL NO. 2

That portion of Government Lots 8 and 9 of Section 16, Township 2 North, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point marking the intersection between the center of Greenleaf Creek and the South line of the said Government Lot 9, said point being located on the North line of the B. D. Bishop D.L.C.; thence following the center of Greenleaf Creek in a northeasterly direction to a point in the said Government Lot 8 North 430 feet from the North line of the said Bishop D.L.C.; thence westerly parallel to, and 430 feet distant from, the North line of the said Bishop D.L.C. to intersection with the West line of the said Government Lot 9; thence South to the North line of said Bishop D.L.C.; thence easterly along the North line of said Bishop D.L.C. to the point of beginning;

EXCEPT that portion thereof lying westerly of the natural gas pipeline constructed by Pacific Northwest Pipeline Corporation.

PARCEL NO. 3

Beginning at a point 300 feet due West of a round culvert placed at an angle point in the northerly line of the SPAS railway Co. right of way, said point being $02^{\circ} 01'$ East 200 feet from station 2042+11.4 of the survey locating the center line of said right of way; said round culvert being 97.9 feet South and 225.1 feet East from the Northeast corner of Section 11, Township 2 North, Range 7 East of the Willamette Meridian; thence North $02^{\circ} 01'$ East to the northerly line of the 100-foot right of way of said railway company; said point being the initial point of the tract hereby described; thence westerly along the northerly line of said railway right of way 130 feet, more or less, to intersection with the southerly line of the Evergreen Highway; thence easterly along the southerly line of said Evergreen Highway to a point North $90^{\circ} 43'$ West of the initial point; thence South $90^{\circ} 43'$ West to the initial point; said tract being designated as Lots 18 and 19 of Block Nine of the unrecorded plat of North Bonnaville, Washington.

TO HAVE AND TO HOLD the same, unto the said Grantees and their heirs, successors and assigns forever.

The interest of Walter F. Urcela and Patricia L. Urcela, has heretofore been conveyed unto the Grantors and is on record in the said County and State.

IN WITNESS WHEREOF, the grantors affix their hands and seals this 31st

2-DEED IN LIPS OF GRANTEES

ELMER M. AMUNDSON
ATTORNEY AT LAW
301 CAPITOL TOWER

362-8887 SALEM, OREGON 97301

day of Dec., 1971.

No. 1699
TRANSACTION EXCISE TAX

JAN 6 1972
Amount Paid Five Dollars
Quoted by
Salem County Treasurer

By

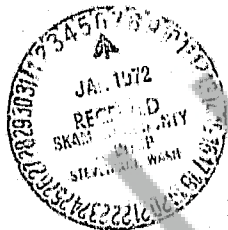
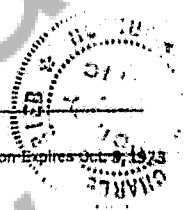
Alvin A. Unrein
ALVIN A. UNREIN

Neoma M. Unrein
NEOMA M. UNREIN

STATE OF OREGON)
COUNTY OF DESCHUTES) ss.

On this 10 day of Dec, 1971, personally appeared before me the undersigned Notary Public, ALVIN A. UNREIN and NEOMA M. UNREIN, husband and wife, who being personally known by me, acknowledged the foregoing instrument to be their voluntary act and deed.

NOTARY PUBLIC FOR OREGON
My Commission Expires Oct 8, 1973



Unofficial Copy

3-DEED IN LIEU OF FORECLOSURE

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