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FORM No. 110 - DEED - ESTOPPEL (In case of foreclosure)

KNOW ALL MEN BY THESE PRESENTS, That whereas the title to the real property hereinafter described is vested in fee simple in ROBERT L. DUCAT and BIRULAH L. DUCAT, husband and wife,
hereinafter called the first party, to Robert L. Ducat, subject to the lien of a mortgage recorded in Book 194, at Page 576, of the Records of Mortgages, of Klamath County, State of Oregon, which mortgage is now owned by Neeyerhaeuser Klamath Federal Credit Union,
hereinafter called the second party, on which mortgage there is now due \$, and the same is now in default and subject to immediate foreclosure, and the first party, being unable to pay the same and desiring to avert a possible deficiency judgment have 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, In consideration of One Dollar to the first party, paid by the second party, and the cancellation of all the debt and all evidences of indebtedness secured by said mortgage, receipt of all which consideration is hereby acknowledged, the first parties do hereby grant, bargain, sell and convey unto the said second party, its heirs, successors and assigns, all of the following described real property situate in Klamath County, State of Oregon, to wit:

The North 70 feet of Lot 25 of Block 6, INDUSTRIAL ADDITION to the City of Klamath Falls, Oregon, Klamath County.

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TOGETHER WITH all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold the above described and granted premises with the appurtenances unto the said second party, its heirs, successors and assigns forever.

And the first parties for themselves and their heirs and legal representatives do covenant and agree to and with the second party, its heirs, successors and assigns as follows:

That the first party, are lawfully seized in fee simple of said property, free and clear of incumbrances except said mortgage and 1960-61 taxes.

That the first party, will and their heirs, executors and administrators shall 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 intent, of the title to said premises to the second party, and not as a mortgagor trust conveyance, or securities of any kind, and that possession of said premises is hereby surrendered to said second party; and that in executing this deed the grantor are not acting under any misapprehension as to the effect thereof, nor under any duress, undue influence, or misrepresentation by the second party, or its agent or attorney.

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.

IN WITNESS WHEREOF, The first parties above named, have hereunto set their hands and seals this day of April, 1960.

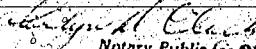
Executed in the presence of

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF OREGON	
County of	ss.
<p>BE IT REMEMBERED, That on this day of , 1960 before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Robert L. Ducat and Beulah L. Ducat, husband and wife, who are known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.</p>	
<p>IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.</p>	
 Notary Public for OREGON My Commission expires 5/19/63	
<p>ESTOPPEL DEED (in Lieu of Foreclosure) (ORC 94)</p>	
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<p>STATE OF OREGON County of Klamath</p>	
<p>I certify that the within instrument was received for record on the 1 day of February 1961 at L.L.119 o'clock A.M. and recorded in book 27 page 12 of Records of said County and sealed aforesaid.</p>	
<p>Witness my hand and seal of County affixed.</p>	
<p>Chas. F. Lapin County Clerk-Recorder Deputy</p>	