

SC

23859

2-18-57-5

KNOW ALL MEN BY THESE PRESENTS, That whereas the title to the real property hereinafter described is vested in fee simple in EVERETT R. DENNIS and FRANCES DENNIS, husband and wife

hereinafter called 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 M-66, at page 5091, thereof, reference to said records hereby being made, and the notes and indebtedness secured by said mortgage or trust deed are now owned by EQUITABLE SAVINGS & LOAN ASSOCIATION, an Oregon Corporation

hereinafter called the second party, on which notes and indebtedness there is now owing and unpaid the sum of \$ 15,202.40, 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, in consideration of One Dollar (\$1) to the first party paid by the second party, and the cancellation of the note and indebtedness secured by said mortgage or trust deed, receipt of all said considerations hereby being acknowledged by the first party, the first 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:

Lot 2 in Block 2, EXCEPT the Southerly 5 feet of Lot 2 of FIRST ADDITION TO EASTMOUNT, Klamath County, Oregon.

together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining:

TO HAVE AND TO HOLD all of the same unto the said second party, his heirs, successors and assigns forever.

And the first party, for himself and his heirs and legal representatives, does covenant to and with the second party, his heirs, successors and assigns, that the first party is lawfully seized in fee simple of said property, free and clear of incumbrances except said mortgage or trust deed and further except Subject to contract and/or lien for irrigation and/or drainage, liens or encumbrances of any kind, recorded or unrecorded. This property is situated in the Enterprise Irrigation Dist. and South Suburban Sanitary Dist., and subject to any and all charges & regulations in connection therewith.

that the first party will and his 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 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.

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 shall be taken to mean and include the plural; that the singular pronoun means and includes the plural, the masculine, the feminine and the neuter and that, generally, 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 hereunto set hand and seal this day of June 8, 1968

Everett R. Dennis (SEAL)

Frances Dennis (SEAL)

(SEAL)

(SEAL)

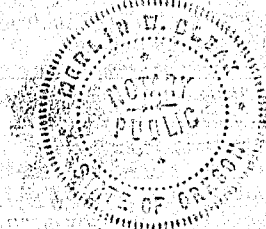
STATE OF OREGON,

County of Klamath

ss.

5469

BE IT REMEMBERED, That on this 8th day of June, 1968,
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within
named Everett R. Dennis and Frances Dennis, husband and wife who
known to me to be the identical individual ss described in and who executed the within instrument and
acknowledged to me that they executed the same freely and voluntarily.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.

Martin M. Leach
Notary Public for Oregon.
My Commission expires Oct. 23, 1971

ESTOPPEL
DEED

(In Lieu of Foreclosure)

(FORM No. 240)

TO

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instru-
ment was received for record on the
19th day of June, 1968, at 10:33 o'clock A.M.,
and recorded in book M-68 on
page 5168. Record of Deeds
of said County.

Witness my hand and seal of
County affixed.

DOROTHY ROGERS

County Clerk-Recorder.

By Laura M. Leach

Fee 3.00 Deputy.

STEVENS-MESS LAW PUB. CO., PORTLAND, ORE.

AFTER RECORDING, please
return to:

Equitable Savings & Loan Ass'n,
1300 S. W. Sixth Avenue
Portland, Oregon 97201

Attention: Mr. Ray E. Tupper