

SC

Vol. <sup>m</sup> 80 Page 7701

KNOW ALL MEN BY THESE PRESENTS, That whereas the title to the real property hereinafter described is vested in fee simple in Ken Williams and Sharon Williams, 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-79, at page 2488, thereof, reference to said records hereby being made, and the notes and indebtedness secured by said mortgage or trust deed are now owned by Leroy A. Gienger

hereinafter called the second party, on which notes and indebtedness there is now owing and unpaid the sum of \$ 32,039.30, 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:

Lots 5 and 6, Block 15, FIRST ADDITION TO THE CITY OF CHILOQUIN, in the County of Klamath, State of 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

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 7th day of March, 1980.

Ken Williams (SEAL)

Sharon Williams (SEAL)

Ed Roark Witness (SEAL)

Ed Roark Witness (SEAL)

OKLAHOMA  
STATE OF ~~OREGON~~

County of Garin } ss.

BE IT REMEMBERED, That on this 7<sup>th</sup> day of March, 1980,  
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within  
named Ken and Sharon Williams who

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.

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

Linda A. Byrum  
Notary Public for Oregon.  
My Commission expires 4-4-83

ESTOPPEL  
DEED  
(In Lieu of Foreclosure)  
(FORM No. 240)

TO

STATE OF OREGON, } ss.  
County of Klamath

I certify that the within instru-  
ment was received for record on the  
25th day of April,  
1980, at 3:19 o'clock P. M., on  
and recorded in book N80 on  
page 7767 Record of Deeds  
of said County.

Witness my hand and seal of  
County affixed.

Wm. D. Milne  
County Clerk-Recorder.  
By Bernard B. Batack  
Deputy.  
Fee \$7.00  
STEVENS-NESS LAW FIRM, CO., PORTLAND, ORE.

Robert Thomas  
730 Klamath Ave  
La Jolla, Ca