4248			ethabne mege ; y	W PUBLISHING CO	D., PORTLAND, OR. 97204
No. 240-DEED-ESTOPPEL (In lieu of foreclosure	e) (Individual or Corporate).				4191 0
4 96883	ESTOPF Gerald J. Ne	PEL DEED	Vol.M81	also kn	lown as
THIS INDENTURE between rry J. Nelson, husband and		tit bushand	and wife so indicate)		
einafter called the first party, and	Martin Develo	pment Compan	y, an Oregon	corporat	ion
einafter called the second party; W	/IINESSEIII.	described is ves	ted in fee simpl	e in the fire	st party, subject
Whereas, the title to the real p	ed recorded in the	mortgage record	s of the county	hereinafter	named, in book
5 at page 1500/thereof or as fi	ile/reel number	or corred by sa	id morténée or t	rust deed as	e now owned by
cords hereby being made, and the nesecond party, on which notes and	indebtedness there i	s now owing and	unpaid the sun	of \$.7457	.44 , the
ne being now in default and said n	nortgage or trust dec	tod the record t	perty to accent	an absolute	deed of convey-
e first party, being unable to pay to ce of said property in satisfaction	of the indebtednes	s secured by sai	d mortgage and	the second	party does now
cede to said request;		• • • • • • • • • • • • • • • • • • • •	which includes t	he cancella	tion of the notes
NOW, THEREFORE, for the	e consideration here	inafter stated (v d and the surre	nder thereof m	arked "Paid	in Full" to the
nd indebtedness secured by said me st-party), the first party does here	eby grant, bargain,	sell and convey	unto the second		heirs, successors County, State of
al Sections all of the following desc	ribed real property	situate in	<u> </u>		Courty, Graio G
LCBOIL DELLAND LO-WILL				thereof	n in and provide the sys-
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NAME, ADDRESS, ZIP

HER YOUSERS THE TO HAVE AND TO HOLD the same unto 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 taxes for years 1977-78, 1978-79, 1979-80, and 1980-81; 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 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. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$.none..... However, the actual consideration consists of or includes other property or value given or promised which is of the consideration (indicate which). Our ways and allow securities the state of 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 executed this instrument; if first party is a corporation, it has caused its corporate name to be signed hereto and its corporate seal affixed by its officers duly (if executed by a corporation, affix corporate seal) STATE OF OREGON, County of. STATE OF OREGON. County of Klamath February 3- 6 , 19 81 Fersonally appeared the above named 115 COUNTY Gerald Jr. Nelson and Terry J. Nelson o and not one for the other, did say that the former is the and acknowledged the foregoing instrumont to be Their secretary of... voluntary act and deed. and that the seal allixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in be-Belore me: Accused soon against (OFFICIAL CO.) half of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed. Notary Public for Oregon My commission expires: Notary Public for Oregon the first party, body turble to a show the 180 me My commission expires; and to be continued same being now in did ast and soil mortgage or itual deed bring now culyedt to dome di 1112 NOTE-The sentence between the symbols (), If not applicable, should be deleted, See ORS, 93.030, while it is the symbols of the symbols records thereby being made, and the notes and indebiedness secured by said means as an i in mage 15000 thereof or in the rest introber year or person countries a three-root person after now are of formeste postable to continue that the half set th

STATE OF OREGON; COUNTY OF KLAMATH: 85.

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I hereby certify that the within instrument was received and filed for record on the

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Compression and American

acremeter called the first party, and Martin Development Cospany, an Oragon or constitution

9th day of March A.D., 1981 at 3:46 o'clock PM., and duly recorded in

Vol M81 of Deeds on page 4191

EVELYN BIEHN

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