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PORTLAND, OR. 97204

ESTOPPEL DEED

Vol. M82

10671

THIS INDENTURE between Charles H. Miner and Betty A. Miner, husband and wife hereinafter called the first party, and The State of Oregon by and through the Director of Veterans' Affairs hereinafter called the second party; WITNESSETH:

Whereas, the title to the real property hereinafter described is vested in fee simple in 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 M79 at page 20499 thereof ~~XXXXXX~~ re-recorded M79, 27334 (state which), reference to said records hereby being made, and the notes and indebtedness secured by said mortgage or trust deed are now owned by the second party, on which notes and indebtedness there is now owing and unpaid the sum of \$ 37,531.36, 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, for the consideration hereinafter stated (which includes the cancellation of the notes and indebtedness secured by said mortgage or trust deed and the surrender thereof marked "Paid in Full" to 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:

Together with the following described mobile home which is firmly affixed to the property: 1979 28 x 24 BARRINGTON, Serial No. WAFL2901312657AB together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining;

(CONTINUED ON REVERSE SIDE)

Charles H. Miner and Betty A. Miner
P O Box 98995
Tacoma, WA 98498

GRANTOR'S NAME AND ADDRESS

State of Oregon, Veterans' Affairs
1225 Ferry Street, SE
Salem, OR 97310

GRANTEE'S NAME AND ADDRESS

After recording return to:

DEPARTMENT OF VETERANS AFFAIRS
GENERAL SERVICES BLDG - 1225 FERRY SE
SALEM, OREGON 97310

ATTN: Sue Probus

Until a change is requested all tax statements shall be sent to the following address.

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

SS.

I certify that the within instrument was received for record on the day of 19 at o'clock M., and recorded in book on page or as file/reel number

Record of Deeds of said county.
Witness my hand and seal of County affixed.

By Recording Officer
Deputy

SPACE RESERVED
FOR
RECORDER'S USE

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

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 part of the consideration (indicate which) the whole.

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 authorized thereunto by order of its Board of Directors.

Dated August 14, 19 82

Charles H. Miner
Charles H. Miner

(If executed by a corporation, affix corporate seal)

STATE OF OREGON }
COUNTY OF Siskiyou } ss.

August 14, 19 82. Charles H. Miner and Betty A. Miner

and acknowledged the foregoing instrument to be voluntary act and deed.

With reasonable cause to believe

Before me:
(OFFICIAL SEAL) *[Signature]*
Notary Public for Oregon
My commission expires: 09-07-84
Washington
California

Betty A. Miner
Betty A. Miner

STATE OF OREGON, County of Siskiyou, 19 82) ss.
Personally appeared Charles H. Miner and Betty A. Miner who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of Charles H. Miner and Betty A. Miner, a corporation, of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.
Before me:

Notary Public for Oregon
My commission expires: 09-07-84
(OFFICIAL SEAL)

NOTE - The sentence between the symbols @. If not applicable, should be deleted. See ORS 93.030.

OFFICIAL SEAL
KAREN ANN MIXON
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
SISKIYOU COUNTY
My Commission Expires Sept. 7, 1984

10673

All that portion of real property situated in Section 33, Township 38 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at a point on the one-sixteenth section line from which the Southwest corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ said Section 33, bears South 00° 13' 15" West, 1,322.60 feet; thence North 00° 13' 15" East, 1,236.98 feet to the true point of beginning; thence North 00° 13' 15" East, 210.00 feet; thence East 207.50 feet; thence South 00° 13' 15" West, 210.00 feet; thence West 207.50 feet to the true point of beginning.

TOGETHER WITH the following property for ingress and egress: Commencing at the SW Corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 33, Township 38 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, thence N00°13'15"E, 2,959.58 feet along the west line of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ to a point on the south Right of Way line of the Klamath Falls-Lakeview Highway. Thence, easterly along said Right of Way line 279.00 feet along the arc of a non-tangent curve to the left, through a central angle of 10°47'00", a radius of 1,482.40 feet, subtended by a chord bearing S81°39'36"E, 278.58 feet to the True Point of Beginning.

Thence, South 55.00 feet.

Thence, West 81.54 feet.

Thence, S31°12'00"W, 110.58 feet, to a point on the north line of that certain parcel of land described in Exhibit A, at a point from which the NW Corner thereof bears, West 137.51 feet.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

this 17 day of August A.D. 19 82 at 10:52 o'clock A M and
duly recorded in Vol. M 82, of Deeds on a 10671

Fee \$12.00

By Joyce McQuinn EVELYN BIEHN, County Clerk