THE A TRIPOPERTIAS LACK 106 2 8.00 िंहे हो है। हा Beage of bere Tette EVERY DIERY. NOT W BSOC ava of Ort Vin't 10 8Sec FFIE of chock W n't blig dera for the EVENS-NESS LAW PUBLISHING FORM No. 240—DEED—ESTOPPEL (In lieu of foreclosure) (Individual or Corporate). 101/182 ruges William H. Smith and Betty J. Smith, Husband Ind Wife, as to an undivided one-half interest, and J. Beckman, Husbang, board, Will Biote as to an undivided WILLIAM H. SMITH and Betty J. SMITH, HUSDAND THIS INDENTURE between and Wife, as to an undivided one-half interest, an Monte D. Beckman and Nola J. Beckman, Husband Miteneas to an undivided ne-half interest hereinafter called the first party, and Lou Kellison & Audrey Kellison, Husband & Wife, and Whereas, the title to the real property hereinalter described is vested in fee simple in the first party, subject hereinafter called the second party; WITNESSETH: 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 8592 thereof or as file/reet number. 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 \$.35,655.00....., the same being now in default and said mortgage or trust deed being now subject to immediate foreclosure, and whereas same being now in deraun and said mongage of their device bring nor design to manage the accept an absolute deed of convey-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 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 accede to said request; and indepicturess secured by said morigage of first used and the source unto the second party, his heirs, successors 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 The North 1/2 of Lot No. 10, Block No. 9, PLEASANT VIEW TRACTS, in the County of Klamath, State of Oregon, or pursue of vor sus is the other state of the set Personally appeared the above manual flowits Personally appeared County of Kildrigth 4 day STATE OF ONEGON, Comp et STATE OF ORLOON, المترجة والمرجمة His second by a conforction. Constant authorized discounto for order of its Board of Directors. 19-20 peration. It has caused the cornerate pume to lie signed instate and he cornerate seat sitis it is the duty-IN WITNESS WHEREOF, the first party above named has executed this restrument. I first parte to a sort that the second sec that, generally, all gravamatical changes shall be made, assumed and implied to make the proceed made. plural. that the singular propaga indirectades the plural, the masculare, the nearest instance and may be mule than arrester shar if the conject in requires, the signator shall be reference not second statute the In constrainty this instrument, it is and arstood and alread that the first parts as well together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertain-The sectoral soles of the sectoral soles of the sector CONTINUED ON REVERSE SIDE STATE OF OREGON. William and Betty Smith and Monte D. Beckman and Nola Beckman Ás. Hey perford philtry intege 1302cLakeview St. ac coroscation office that County of I certify that the within instru-Klamath Fallsys DR . 9760 les a brokerster of ment was received for record on the "Lou" and Audrey Kellison need average day of , 19....., TRE 3'COBOX'279 of the Dotte Cold Decomes uder and under eine o'clock M., and recorded L'ORTHER SURFACE at SPACE RESERVED ALGHIG LIF F GLILDY UN STOUL in book affinit as cost as in t file/reel number atter executive and so as a conversance, about a lease appre framed brander of peeds of said county. Thou and Audrey Kellison of an account Witness my hand and seal of WRtue 3 VetBox 279 Searcant and Access defend the County affixed. Klamath Falls, OR 97601 Unitifie the period of the statements shall be sent to the following address. Song (1-sport action) DOINS DLOUW and 'Audrey' Kellison (1921 1)10 (1621 D.1) , 12 [GIALONE 20/ 9] 10 [FE THE STORE OF Recording Officer NAME, ADDRESS, ZIP ນວນຣ 0 Rt. 13; Box 279: (it pance) and he have and even back by bit and the By State of the second of the By State of the second back by bit and the second back by Klamath Falls OR 97601

TTO HAVE AND TO HOLD the same unto said second party, his heirs, successors and assigns forever. 24* 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

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deputy

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. STATE OF OREGON tenil and more to the

OHowever, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). On the whole the whole consideration (indicate which).

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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. William H. Smith (If executed by a corporation, STATE OF OREGON. STATE OF OREGON, County of. County of Klamati Personally appeared Personally appeared the above named Monte Beckman DINOLATI Bleckman or ...who, being duly sworn, each for himself and not one for the other, did say that the former is the OTHOR NO. 9. PLETSANT VI secretary ofpresident and that the latter is the int to be the schowledged the toregoing instru-B oär nt to be . a corporation. UNCOL LUN CON and that the seal attixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in beand Hotophy iter (S.t.) Before me: b. 11). half of said corporation by authority of its board of directors; and each of OFFICIAR Durly Ythem acknowledged said instrument to be its voluntary act and deed. Nutter personation meter and the country of CUB INCONSTRUCTION Oregon (OFFICIAL My commission expires: 4-8-86 Notary Public for Oregon SEAL) My commission expires: turit per point anable to pay the same has and indebtedness there is now owns and impaid the sum of 3.25 and indebtedness there is now owns and impaid the sum of 3.25 south the stand the second bound the sum of 3.25 south the second bound the second the second the second the second the pue merere dradu symbols (), If State of Orogon s motes and indemediess a period by sold model w ce8203 Elian A Smith & Betlig 9. Smith \$ 1982 11 Malle actakes lead man 20124 prese **Becknap**t Trancee State of OREGON: COUNTY OF KLAMATH: 'ss. I hereby certify that the within instrument was received and filed for record on the A.D., 19 82at 1:15 o'clock P M., and duly recorded in day of Oct EVELYN BIEHN Vol <u>M 82</u>of Deeds on page 13429. founty cleak

Fee \$ 8.00.