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TA-25217

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Filed for Record at Request of:

SHERWOOD & ROBERTS, INC.

P. O. BOX 1517

WALLA WALLA, WASHINGTON 99362

RE: Romero, Carlos #422983

RECEIVED

DEC 20 1982

FORECLOSURES

QUIT CLAIM DEED

THE GRANTOR, Carlos H. Romero and Ronda Romero, husband and wife, for and in consideration of a Deed in Lieu of Foreclosure conveys and quit claims to Equitable Savings and Loan Association, a Corporation organized and existing under the laws of Oregon, the following described real estate, situated in the County of Klamath, State of Oregon, together with all after acquired title of the grantor(s) therein:

Tract 142, Pleasant Home Tracts #2, in the County of Klamath, State of Oregon.

Dated this 14 day of December, 1982

Carlos H. Romero
Carlos H. Romero

Ronda Romero by attorney in fact.

STATE OF Oregon)
County of Deschutes) ss.

On this day personally appeared before me Carlos H. Romero, individually and as attorney to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, in fact for Ronda Romero, s.g. for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 14 day of December, 1982

Sylvia L. Johnson
Notary Public in and for the State of Oregon
residing at Bend

My commission expires 12-10-84

NR/gs

DEC 20 1982

ESTOPPEL AFFIDAVIT

THIS AFFIDAVIT, Made this 14th day of December, 1982, by Carlos H. Romero and Ronda Romero, husband and Wife hereinafter referred to as Grantors,

WITNESSETH:

That Carlos H. Romero and Ronda Romero, husband and wife did on the 9th day of February 1979 execute and deliver a certain Promissory Note in the principal sum of \$29,600.00 and secured by a Deed of Trust dated the 9th day of February 1979 and duly recorded in the Recorder's Office of Klamath County, on MARCH 1, 1979 in Volume M-79, page 4387, Auditor's file number covering the real estate located at Klamath County, Oregon and more particularly described as follows:

Tract 142, Pleasant Home Tracts #2, in the County of Klamath, state of Oregon.

The Grantors have defaulted in the payments due on said Note upon which the principal balance amount of \$28,694.48 plus accrued interest and late charges is at present due and outstanding as of November 17, 1982, and are unable to meet the obligations of said Note and Deed of Trust according to the terms thereof.

That the said Grantors are the parties who made, executed, and delivered that certain Quit Claim Deed to Equitable Savings and Loan Association, a Corporation organized and existing under the laws of Oregon, dated the 14 of DEC, 1982 conveying the above described property. The said Grantors hereby acknowledge, agree, and certify that the aforesaid Deed was an absolute conveyance of the Grantors' rights, title and interest in and to said real estate, together with all buildings thereon and appurtenances thereunto.

Said Deed was given voluntarily by the Grantors to the Grantee, in good faith on the part of Grantors and Grantee, without any fraud, misrepresentation, duress, or undue influence whatsoever, or any misunderstanding on the part of Grantors or Grantee and was not given as a preference against any other creditors of said Grantors. Said Deed shall be and is hereby intended and understood to be an absolute conveyance and an unconditional sale, with full extinguishment of Grantors' equity of redemption, and with full release of all Grantors' rights, title, and interest of every character in and to said property, together with the full cancellation of all debts, obligations, costs and charges heretofore existing under and by virtue of the terms of the Deed of Trust or Mortgage.

This affidavit has been made for the protection and benefit of the aforesaid Grantee in said Deed, his successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property described therein, and shall bind the respective heirs, executives, administrators, and assigns of the undersigned.

Dated this 14 day of December, 1982.

Carlos H. Romero
Carlos H. Romero

Ronda Romero
Ronda Romero
in fact.

STATE OF OREGON

County of Deschutes

On this day personally appeared before me Carlos H. Romero ^{individualizing & attesting in fact for} and Ronda Romero to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 15 day of December, 1982.

Sylvia L. Johnson
Notary Public in and for the
State of Washington residing at
Waitsburg, residing at Bend,
My Commission Expires 12/31/84

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STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 21st day of March A.D. 1983 at 11:01 A.M.

duly recorded in Vol. M83, of Deeds on page 4280

EVELYN BIEHN, County Clerk

By *Ann Kewer*

Fee \$12.00