

24301

ESTOPPEL DEED

THIS INDENTURE between Robert Larry Brown, Harry William Brown, Donald Allen Brown, Wayne Charles Brown, Charles Wayne Brown and Kamela May Brown (If husband and wife, so indicate)

hereinafter called the first party, and First Service Corporation of Southern Oregon 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 M-81 at page 21105 thereof or as file/reel number. (If husband and wife, so indicate) 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 \$, 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:

Lot 8 in Block 106, Buena Vista Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCLUDING THEREFROM that portion conveyed to State Highway Department by instrument recorded November 5, 1956, in Deed Volume 287, page 152, records of Klamath County, Oregon.

together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining; (CONTINUED ON REVERSE SIDE)

STATE OF OREGON, } ss.	
County of _____	
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 _____	
Recording Officer _____ Deputy _____	
By _____	
SPACE RESERVED FOR RECORDER'S USE	
GRANTOR'S NAME AND ADDRESS _____	
GRANTEE'S NAME AND ADDRESS _____	
After recording return to: _____	
NAME, ADDRESS, ZIP _____	
Until a change is requested all tax statements shall be sent to the following address.	
Klamath First Federal S & L	
540 Main St.	
Klamath Falls, OR 97601	
NAME, ADDRESS, ZIP _____	

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 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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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 \$
However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

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 February 28, 1983

Robert Larry Brown

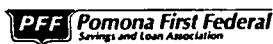
Harry William Brown

Donald Allen Brown

Wayne Charles Brown

Charles Wayne Brown

Kamela May Brown



STATE OF CALIFORNIA
COUNTY OF Riverside } SS.

On April 7, 1983 before me, the undersigned, a Notary Public in and for said State, personally appeared Robert Larry Brown

STAPLE HERE

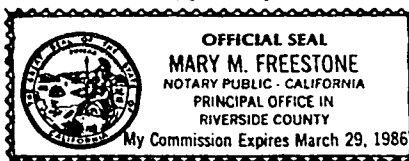
me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged that he executed it.

WITNESS my hand and official seal.

Signature

3771 REV 6-82 2 1/2 M (25) R (Individual)

Equal Opportunity Employer - M/F/H - Equal Housing Lender (This area for official notarial seal)



Dated, this day of 1983.

Before me:

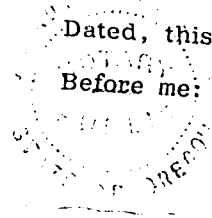
Notary Public for
My commission expires:

State of)
County of) ss.

Personally appeared the above named Donald Allen Brown and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated, this 28th day of February, 1983.

Before me:



Reed Owens
Notary Public for Oregon
My commission expires: 5-14-84

State of)
County of) ss.

Personally appeared the above named Wayne Charles Brown and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated, this _____ day of _____, 1983.

Before me:

Notary Public for _____
My commission expires: _____

State of)
County of) ss.

Personally appeared the above named Charles Wayne Brown and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated, this _____ day of _____, 1983.

Before me:

Notary Public for _____
My commission expires: _____

State of)
County of) ss.

Personally appeared the above named Kamela May Brown and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated, this _____ day of _____, 1983.

Before me:

Notary Public for _____
My commission expires: _____

STATE OF OREGON; COUNTY OF KLAMATH: ss.

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

7th day of June A.D., 1983 at 3:05 o'clock P.M., and duly recorded in

Vol M83 of Deeds on page 8838.

Fee \$ 12.00

LYLYN DIEHL

Deputy