

26334

ESTOPPEL DEED

Vol. 483 Page 12338

JAMES W. WESLEY
THIS INDENTURE between **AUDIE JOLIFF AND VADIE JOLIFF**, husband and wife
 hereinafter called the first party, and
 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/reel/volume No. **M-81** at page **21744** thereof or as fee/file/instrument/microfilm/reception No. (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 \$ **18,000.00**, 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 1, Block 18, EWAUNA HEIGHTS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon

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

James W. Wesley

GRANTOR'S NAME AND ADDRESS

Audie Joliff & Vadie Joliff

GRANTEE'S NAME AND ADDRESS

After recording return to:

Certified Mortgage Company

836 Klamath Ave

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Audie & Vadie Joliff

c/o Certified Mortgage Company

836 Klamath Ave

Klamath Falls, Oregon 97601

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/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Title Deputy

RECEIVED

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.

part of the whole consideration (indicate which) ①

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.

JAMES W. WESLEY

(If the signer of the above is a corporation,
use the form of acknowledgment opposite.)

(ORS 194.570)

53.

STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this

....., 19....., by
 president, and by
 secretary of

corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)

My commission expires:

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 28 day of July A.D. 19 83
at 3:32 o'clock P M. and date

recorded in Vol. M83 of deeds

Page 12338

EVELYN BIEHN, County Clerk

By Asa B. Clark Deputy

Fee \$8.00