

27820

ESTOPPEL DEED

Vol. ^m83 Page 15053

THIS INDENTURE between JAMES W. WESLEY
hereinafter called the first party, and CATHERINE JACKSON AND LEROY JACKSON SR., husband and wife
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. M80 at page 19460* 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 \$ 11,466.14 ^{plus interest} 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 Oregon County, State of Oregon, to-wit:

Lots 2 and 3 in Block 18, EWAUNA HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

* said Trust Deed was assigned M80 Page 19464

'83 SEP 2 PM 3 30

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

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.

Catherine & LeRoy Jackson
c/o Certified Mortgage Co.
836 Klamath Ave., K.F., Or. 97601

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/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.

(NAME

TITLE

By _____ Deputy

ck
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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 Real Property taxes owing at this time

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 \$ balance of Trust Deed. However, the actual consideration consists of or includes other property or value given or promised which is

XXXXXX 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 9-1, 1983

James W. Wesley
James W. Wesley

(If executed by a corporation, affix corporate seal)

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

STATE OF OREGON, } ss.
County of Klamath }
The foregoing instrument was acknowledged before me this 9-1, 1983, by
JAMES W. WESLEY
Notary Public for Oregon
My commission expires: 6-19-84

(ORS 194.570)

STATE OF OREGON, County of) ss.
The foregoing instrument was acknowledged before me this
, 19, by
, president, and by
, secretary of
a corporation, on behalf of the corporation.
Notary Public for Oregon
My commission expires: (SEAL)

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

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ..
this 2 day of Sept A.D. 1983 at 3:38 o'clock P.M., and
duly recorded in Vol. M83, of Deeds on Page 15053

EVELYN BIEHN, County Clerk
By Bernetha A. Litch