

1-1-74

30727

ESTOPPEL DEED

Vol. 1483 Page 19793

THIS INDENTURE between IVOR G. MORGAN and MARGUERITE V. MORGAN, husband and wife,...

(If husband and wife, so indicate)

hereinafter called the first party, and

JOHN FLOYD EDWARDS

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 M82 at page 16097 thereof or as file/reel number (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 \$ 46,818.80, 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:

Per Exhibit "A" attached hereto and incorporated herein

together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining;

(CONTINUED ON REVERSE SIDE)

Ivor G. & Marguerite V. Morgan

GRANTOR'S NAME AND ADDRESS

JOHN FLOYD EDWARDS
P.O. Box 6
Midland, OR 97634

GRANTEE'S NAME AND ADDRESS

After recording return to:

John Floyd Edwards
P.O. Box 6
Midland, OR 97634

NAME, ADDRESS, ZIP

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

John Floyd Edwards
P.O. Box 6
Midland, OR 97634

NAME, ADDRESS, ZIP

STATE OF OREGON,

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.

SPACE RESERVED
FOR
RECORDER'S USE

By

Recording Officer
Deputy

83 NOV 17 PM 4 33

226
12.2

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 regulations, including levies, liens and utility assessments of the City of Klamath Falls, Oregon

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 \$ -0-

However, the actual consideration consists of or includes other property or value given or promised which is ^{part of the} consideration (indicate which).^{the whole} ①

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 November 9, 1983

Ivor G. Morgan

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of Marion

November 9, 1983

Personally appeared the above named Ivor G. Morgan and Marguerite V. Morgan and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL
SEAL)

Before me:

Notary Public for Oregon

My commission expires: 10/27/86

STATE OF OREGON, County of) ss.

Personally appeared , 19 and

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

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

19795

DESCRIPTION

Lot 7, Block 12, STEWART and a portion of Lot 6, Block 12, STEWART, in the County of Klamath, State of Oregon, described as follows:

Beginning at an iron pin located North 0° 28' West along the East boundary of Diamond Street 50.0 feet from the Southwest corner of said Lot 6; thence North 0° 28' West along said East boundary of Diamond Street 42.1 feet to the Northwest corner of said Lot 6; thence North 89° 08' East along the North boundary 200.0 feet to the Northeast corner of said Lot 6; thence South 0° 28' East along the East boundary 92.1 feet to the Southeast corner of said Lot 6; thence South 89° 08' West along the South boundary of said Lot 6, 50.0 feet to an iron pin; thence North 0° 28' West parallel with Diamond Street 50.0 feet to an iron pin; thence South 89° 08' West parallel with the South line of said Lot 6, 150 feet to the point of beginning.

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 17th day of Nov. A.D. 19 83
at 4:33 o'clock P. M. and duly
recorded in Vol. M83 of Deeds

Page 19793

EVELYN BIEHN, County Clerk

By Wm Smith Deputy
Fee 8.00

EXHIBIT "A"