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THIS INDENTURE between

Brian Ababurko, a Single Man

(if husband and wife, so indicate)

hereinafter called the first party, and Wells Fargo Realty Services, Inc. a California Corporation hereinafter called the second party; WITNESSETH: as Trustee under Trust 7213

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 1850 thereof, 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 \$ 4,754.13, 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 6 of Block 33 in Tract 1184-Oregon Shore Unit 2-1st Addition as shown on the Map filed on November 8, 1978 in Volume 21, Page 29 of Maps in the office of the County Recorder of said County.

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

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 C.C. & R etc. as shown of record

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 \$ 7,200.00. 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 9-11-1983

Brian Ababurko



DENIS R. THOMAS

NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
SAN BERNARDINO COUNTY

My Commission Expires Oct. 8, 1983

STATE OF OREGON

County of SAN BERNARDINO

September 11, 1983

Personally appeared the above named

BRIAN ABABURKO

and acknowledged the foregoing instrument to be A voluntary act and deed.

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon - California
My commission expires: 10-8-83

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

7213-01412

ESTOPPEL
DEED
(In Lieu of Foreclosure)
(FORM No. 240)

TO

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 23rd day of January, 1984, at 10:48 o'clock A.M., and recorded in book M84 on page 1195. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

Klamath County ClerkTitle.

By *Ann Smith* Deputy.

Fee: \$8.00

STEVENESS LAW PUB. CO., PORTLAND, ORE.

FN REALTY SECURE
572 E GREEN ST
PASADENA, CA 91101
7813-01412