

ESTOPPEL DEED

Vol. 184 Page 19088

43064

THOMAS D. HENDERSON and MONA C. HENDERSON, husband
(If husband and wife, so indicate)

THIS INDENTURE between and wife,
hereinafter called the first party, and CAROL OBERSINNER
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-79 at page 22464 thereof or as file/reel number (state which), reference to said records hereby being made, and the notes and indebtedness there is now owing and unpaid the sum of \$10,935.24, the second party, on which notes and indebtedness there is now owing and unpaid the sum of \$10,935.24, 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 19, FAIRACRES Subdivision No. 1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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

(CONTINUED ON REVERSE SIDE)

Thomas D. & Mona C. Henderson

GRANTOR'S NAME AND ADDRESS

Carol Obersinner

GRANTEE'S NAME AND ADDRESS

After recording return to: James D. Fournier
Attorney at Law
P. O. Box 680
Mt. Angel, OR 97362
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Thomas D. & Mona C. Henderson
1245 Monroe
Red Bluff, CA 96080
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 _____ 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



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

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 \$10,935.24

However, the above consideration consists of or includes other property, or interest therein, or interest in the whole consideration consists of 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 August 19, 1984

Thomas D. Henderson
X *Mona Henderson*

STATE OF CALIFORNIA

COUNTY OF Tehama

On this 2 day of November in the year one thousand nine hundred and 84, before me, Collette Kistner, a Notary Public, State of California, duly commissioned and sworn, personally appeared Thomas D. Henderson and Mona C. Henderson known to me to be the person 5 whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the Red Bluff City County of Tehama the day and year in this certificate first above written.

Collette Kistner

Notary Public, State of California

My commission expires December 15, 1986

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Cowdery's Form No. 32 — Acknowledgement — General (C. C. Sec. 1190a)

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 9th day of November A.D., 19 at 11:31 o'clock A M, and duly recorded in Vol M84, of Deeds on page 19088.

EVELYN BIEHN, COUNTY CLERK

by: *Ann Smith*, Deputy

Fee: \$ 8.00 Index: \$ 1.00

