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MTCL4702
ESTOPPEL DEED

Vol. 188 Page 19289

THIS INDENTURE between Stanley E. Anderson and Dona A. Anderson, husband & wife hereinafter called the first party, and Wolff Ranch, Inc. 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. M78 at page 23844 thereof or as fee/file/instrument/microfilm/reception No. 57209 (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 \$ 4,936.19, 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 32, Block 21, TRACT No. 1113, OREGON SHORES, Unit 2

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

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

(CONTINUED ON REVERSE SIDE)

Stanley E. and Dona A. Anderson
212 West Boston Avenue
Ridgecrest, CA 93555
GRANTOR'S NAME AND ADDRESS

Wolff Ranch, Inc.
Star Route Box 77A
Chiloquin, OR 97624
GRANTEE'S NAME AND ADDRESS

After recording return to:
Wolff Ranch, Inc.
Star Route Box 77A
Chiloquin, OR 97624
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Wolff Ranch, Inc.
Star Route Box 77A
Chiloquin, OR 97624
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

12530

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 those 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 \$ 00.00

However, the actual consideration consists of or includes other property or value given or promised which is ~~the whole~~ 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 November 6, 19 84

Stanley E. Anderson
Stanley E. Anderson
Dona A. Anderson

(If executed by a corporation, affix corporate seal)

ST

STATE OF CALIFORNIA
COUNTY OF Orange

ss.

On November 6, 1984

before me, the undersigned, a Notary Public in and for said State personally appeared Dona A. Anderson

fore me this

me

to me (or proved to me on the basis of satisfactory evidence) to be the person personally known is subscribed to the within instrument and acknowledged that she executed the same.

corporation.

(S.

WITNESS my hand and official seal.

Signature Robin Talmas Katz
Robin Talmas Katz



(SEAL)

GENERAL ACKNOWLEDGMENT

NO. 201

State of California }
County of Kern } ss.

On this the 25th day of October 1984, before me,

Barbara A. Revels

the undersigned Notary Public, personally appeared

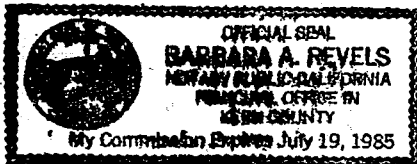
Stanley E. Anderson

☐ personally known to me

☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument, and acknowledged that he executed it.

WITNESS my hand and official seal.

Barbara A. Revels
Notary's Signature



STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 14th day of November A.D., 1984 at 4:28 o'clock P M, and duly recorded in Vol M84, of Deeds on page 19289.

Fee: \$ 9.00

EVELYN BIEHN, COUNTY CLERK

by: Pam Smith, Deputy