

ATC - 23307

CASE 43859

ESTOPPEL DEED

Vol. 184 Page 20106

NOV 27 1984

THIS INDENTURE between FRANK P. SPIKER and VERNA L. SPIKER, husband and wife hereinafter called the first party, and The State of Oregon, by and through the Department of Veterans' 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. M-81 at page 16648 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 \$ 48,620.19, 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:

The Northeasterly 16 feet of Lot 8, and all of Lot 9, Block 6, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with the portion of vacated Rose Street shown in ordinance of City of Klamath Falls, Oregon, recorded in Book 88, at page 521 of Deed Records of Klamath County, Oregon.

EXCEPTING THEREFROM that portion conveyed to City of Klamath Falls, for street purposes as described in deed recorded in Book 79, page 128 of Deed Records, of Klamath County, Oregon.

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

CONTINUED ON REVERSE

FRANK P. and VERNA L. SPIKER  
533 Hopkins Road  
Central Point, OR 97502

GRANTOR'S NAME AND ADDRESS

Department of Veterans' Affairs  
700 Summer Street, N.E.  
Salem, OR 97310

GRANTEE'S NAME AND ADDRESS

After recording return to

Department of Veterans' Affairs  
124 N. 4th St.  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Department of Veterans' Affairs  
700 Summer Street, N.E.  
Salem, OR 97310

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

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 None

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 heretofore 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 an undivided other property or value given as payment which is part of the consideration in whole which is~~

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 26, 1984

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.

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

STATE OF OREGON,

County of Jackson

The foregoing instrument was acknowledged before me this November 26, 1984, by FRANK P. and Verna L. SPIKER husband and wife

(SEAL)

My commission expires: 1/25/85

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

STATE OF OREGON, County of

The foregoing instrument was acknowledged before me this

19, by

president, and by

secretary of

corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires

(SEAL)

STATE OF OREGON, )

County of Klamath )

Filed for record at request of

(If executed by a corporation, affix corporate seal)

on this 26th day of December, D. 19 84

at 3:30 PM, and duly

recorded in Vol. 1121

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EVELYN BEHN, County Clerk

By Don Smith Deputy

Fee 2.00