

OA

44064

K-37488
ESTOPPEL DEED

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THIS INDENTURE between IVAN K. BREWER and JUDY A. BREWER
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-79 at page 17607 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 \$ 37,459.54, 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:

A parcel of land situated in the SW 1/4 NW 1/4 of Section 15, Township 41 South, Range 12 East of the Willamette Meridian, and more particularly described as follows:

Beginning at a point from which the West quarter corner of said Section 15 bears North 89°46' West, 740 feet, and South 0°15' West, 1290 feet; thence South 0°14' West along the Westerly right of way line of Sixth Street, 170.00 feet; thence North 89°46' West, 244.80 feet; thence North 0°14' East, 170.00 feet to a line drawn parallel with and 30 feet distant from the North boundary of the SW 1/4 NW 1/4 of said Section 15; thence South 89°46' East, 244.00 feet to the true point of beginning.

EXCEPTING THEREFROM the South 85 feet.

TOGETHER WITH THE FOLLOWING MOBILE HOME WHICH IS FIRMLY AFFIXED TO THE PROPERTY:
Year/1965, Serial Number/3487, Make/Belmont, Size/10x48.

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

Ivan K. & Judy A. Brewer
HC 62 Box 38
Merrill, OR 97633
Department of Veterans' Affairs
700 Summer Street, NE
Salem, OR 97310

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

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

Department of Veterans' Affairs
700 Summer Street, NE
Salem, OR 97310

STATE OF OREGON,

County of }

I certify that the within instrument
was received for record on the day
of 19 at
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.

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 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 \$ None

~~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 thereto, and its corporate seal affixed by its officers duly authorized thereunto by order of its Board of Directors

Dated November 26, 1954

Evan K. Brewer
 EVAN K. BREWER

Executed by a corporation
 and a corporate seal

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

County of Klamath

The foregoing instrument was acknowledged before
 me this 26th of November, 1954, by

*Evan K. Brewer and
 Judy A. Brewer*
 Margaret Hardiman
 (SEAL) Notary Public for Oregon

My commission expires 12-11-58

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

STATE OF OREGON, County of

The foregoing instrument was acknowledged before me this
 26th day of November, 1954, by
 president and by
 secretary of

corporation, being a part of the corporation.

Notary Public for Oregon

My commission expires

STATE OF OREGON,
 County of Klamath

Filed for record at request of

Return to:
 Dept. of Veterans' Affairs
 Executive Plaza Building
 3949 South 6th Street, Suite 102
 Klamath Falls, Oregon 97603
 Attn: Margaret Hardiman

In this 13th day of November, 1954
 at 1:30 P.M. and do
 record of this instrument
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EVELYN SEHN, County Clerk

By *Thos. J. The* Deputy

Fee 1.00