

DATE

45410

ESTOPPEL DEED

STEVENS-NESS LAW FIRM, CO., PORTLAND, OR. 97204

Vol. M85 Page 1505
DEC 05 1984

THIS INDENTURE between Melvern F. Bauck
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. M80 at page 16006 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 \$41,858.17, 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:

85 JUN 28 AM 10

together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertain-
ing;
(CONTINUED ON REVERSE SIDE)

Melvorn F. Bauck

P.O. Box 86

Lostine, OR 97857

GRANTOR'S NAME AND ADDRESS

Department of Veterans' Affairs

700 Summer Street, NE

Salem, OR 97310

GRANTEE'S NAME AND ADDRESS

After recording return to:

Department of Veterans' Affairs

124 N. 4th Street

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, NE

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/instru-
ment/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 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 \$ -0-

~~However, the actual consideration consists of or includes other property of 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 _____, 19____

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.

Melvyn F. Bauck
MELVERN F. BAUCK

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

STATE OF OREGON,

County of Wallowa

) ss.

The foregoing instrument was acknowledged before me this 29 Day Nov., 1984, by

Melvyn F. Bauck

(CR: 15-570)

STATE OF OREGON, County of _____ ss.

The foregoing instrument was acknowledged before me this _____, 19____, by

_____, president, and by

_____, secretary of

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires: _____

(SEAL)

Margaret Martin
Notary Public for Oregon
County Clerk Wal Co
My commission expires: Perpetual

NOTE—The sequence between the symbols (1) and (2) is not applicable, should be deleted. See OAS 93.030.

(If executed by a corporation, affix corporate seal)

RECORDED
NOV 10 1984

A parcel of land in the NE1/4 NW1/4 of Section 23, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning on the North line of Section 23, at a point which is 77 feet West of the Northeast corner of said NE1/4 of NW1/4; thence West along said North line 264 feet; thence South and parallel with the East line of said NE1/4 NW1/4 165 feet to that parcel deeded to Nellie A. Luttrell in M72 at page 117, Microfilm Records of Klamath County, Oregon; thence East and parallel with the North line of the NE1/4 NW1/4 to the beginning point of that parcel deeded in M74 at page 16318, Microfilm Records of Klamath County, Oregon, to Charley R. Holliday and Evelyn K. Holliday; thence North to the true point of beginning.

TOGETHER WITH easement for ingress and egress appurtenant to the herein described property, more particularly described as follows:

Beginning at a point N89°31'24"W, 77.00 feet and S0°40'29"W, 165.00 feet from the North 1/4 corner of Section 23, Township 39 South, Range 8 E.W.M., to an iron pin which is the True Point of Beginning; thence Southerly 296.00 feet along the East boundary line of the parcel of land described in the deed to Charley R. Holliday, et ux, recorded December 27, 1974 in Volume M74, Page 16318, to the Southeast corner of said parcel; thence Southwesterly along the South boundary of said parcel 12 feet to a point; thence Northerly and parallel to the East line of above mentioned parcel to a point on the North boundary line of said Holliday parcel, which lies 30 feet west of the True Point of Beginning; thence Easterly along said North line of Holliday parcel, 30 feet, more or less, to the True Point of Beginning.

TOGETHER WITH THE FOLLOWING DESCRIBED MOBILE HOME WHICH IS FIRMLY AFFIXED TO THE PROPERTY: Year/1978, Make/Remco, Serial Number/038342681, Size/24x66.

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 28th day of January A.D., 1985 at 10:15 o'clock A.M. and duly recorded in Vol. 185 of County Lien Docket on page 1505

EVELYN BIEHN, COUNTY CLERK
by: [Signature], Deputy

Fee: \$ 13.00