

OA

ESTOPPEL DEED

Vol. 1785 Page

4274

47091

THIS INDENTURE between NORMAN G. ROSS, an estate in fee simple
hereinafter called the first party, and SUE SARGENT PIZANO
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-80 at page 18997 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 \$ 8,000.00 ^{plus interest}, 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 North 48 feet of Lot 1 and all of Lot 2, EXCEPT a portion deeded to U.S.A. by the Klamath Canal Co., in Block 61, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, and

All the following portion of Lot 1 and 2, Block 61, of NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS (formerly Linkville), Oregon, in the County of Klamath, State of Oregon:

Beginning at the Southwest corner of said Block 61; thence Northwest along the line of Eleventh Street 72 feet; thence at right angles with Eleventh Street in a Southwesterly direction 60 feet, more or less to the line of the U.S. Government Canal right of way; thence in a Southeasterly direction along the line of said right of way to line of Lincoln (formerly Washington) Street; thence Northeasterly along Lincoln Street to place of beginning, 41.6 feet, more or less.

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)

NORMAN G. ROSS

GRANTOR'S NAME AND ADDRESS

SUE SARGENT PIZANO

P. O. Box 445

Keno, OR 97627

GRANTEE'S NAME AND ADDRESS

After recording return to:

JAMES R. UERLINGS, Attorney

BOIVIN, McCOBB & UERLINGS, P.C.

110 N. Sixth St., Suite 209

Klamath Falls, OR 97601

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

SUE SARGENT PIZANO

P. O. Box 445

Keno, OR 97627

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.

By _____ TITLE Deputy

cash
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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 Trust Deed recorded July 23, 1980 in M-80 at Page 13747

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 \$ Balance of Trust Deed. 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 10-2-1984, by Norman G. Ross

(If executed by a corporation,
affix corporate seal)

(If the signer of the above is a corporation,
use (1) (1) (1) of acknowledgment opposite.)

(ORS 194.570)

STATE OF OREGON, County of PASO, ss.

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)

My commission expires:

My Commission Expires July 27, 1988

NOTE - The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.

COLORADO NATIONAL BANK - EXCHANGE
635 TEJON
COLORADO SPRINGS, CO 80943

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record

this 22nd day of March A.D. 1985 at 2:30 o'clock P.M., and

was duly recorded in Vol. 185, of Deeds on Page 4274.

EVELYN BIEHN, County Clerk

By Bernetha A. Letsch