

LEP

FORM No. 240 - DEED - ESTOPPEL (in lieu of foreclosure) (Individual or Corporate) 38235.

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE. 97201

OA

ESTOPPEL DEED

Vol MGS Page 18649

55493

THIS INDENTURE between Gerri R. Klegseth a/k/a Gerri Rae Klegseth
hereinafter called the first party, and The State of Oregon, by and through the Department of Veterans' Affairs
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. M79 at page 27380 thereof or as fee/file/instrument/microfilm/reception No.
(state which) or trust deed recorded in the mortgage records of the county hereinafter named, in book/reel/
volume No. M79 at page 27380 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 \$ 28,575.97-- 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 8 in Block 1 of HODGES ADDITION to the Town of Merrill, Oregon,
according to the duly recorded plat thereof on file in the records
of Klamath County, Oregon.

Lots 10 & 11 in Block 1 of HODGES ADDITION to the Town of Merrill, Oregon,
according to the duly recorded plat thereof on file in the records
of Klamath County, Oregon.
No. 10 is the south half of the southeast quarter of the northeast quarter of section 18, town 18, range 20, Klamath County, Oregon.
No. 11 is the north half of the southeast quarter of the northeast quarter of section 18, town 18, range 20, Klamath County, Oregon.

Dated OCT 23 1985
Subscribed before me, a Notary Public of the State of Oregon,
and sworn to me that he is the true author of the foregoing.

IN WITNESS WHEREOF, the first party, having first read and understood the terms and conditions contained in this instrument, and
desiring to corroborate the same to the best of his knowledge, believes the same to be true, and further, that the signatures
thereon, and the signatures of the witnesses, doth represent the true intention of the parties, and
that no threats, promises, or other inducements have been used to induce him to execute this instrument, and
in consideration of the premises, it is agreed and stipulated that the above instrument shall be and is hereby
executed and acknowledged by the parties hereto.

together with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertain-
ing;

(CONTINUED ON REVERSE SIDE)

Gerri R. Klegseth
5331 East 26 #5
Anchorage, AK 99508

GRANTOR'S NAME AND ADDRESS

Department of Veterans' Affairs

700 Summer St., NE
Salem, OR 97310-1201

GRANTEE'S NAME AND ADDRESS

Department of Veterans' Affairs

3949 S. 6th St., Suite 102
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Department of Veterans' Affairs

700 Summer St., NE
Salem, OR 97310-1201

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of ...

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

in book/reel/volume No.
at o'clock A.M., and recorded
on page as fee/file/instru-

ment/microfilm/reception No.
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

NAME

By

J820 Deputy

18650

381650 000 00000-1500
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 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 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 October 21, 1985.

Gerri R. Klegseth

Gerri R. Klegseth

(If executed by a corporation,
affix corporate seal)

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

County of

The foregoing instrument was acknowledged before me this day of October 21, 1985, by

Notary Public for Oregon

My commission expires: 12-10-86

STATE OF OREGON, County of

The foregoing instrument was acknowledged before me this day of October 21, 1985, by

DIST. CLERK OF THE COUNTY OF OREGON

corporation, on behalf of the corporation.

(SEAL)

Notary Public for Oregon

My commission expires: 12-10-86

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. THIS INSTRUMENT IS AN AGREEMENT WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of
of November A.D. 1985

at 3:11 o'clock P.M., and duly recorded in Vol. 18th day
Deeds on Page 18649 By Evelyn Biehn County Clerk
FEE \$9.00