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MC 1572
ESTOPPEL DEED

P25241 Vol. M85

STATE OF OREGON, PORTLAND, OR 97204

Page 18847

THIS INDENTURE between KRISTINE LOUISE MUELLER 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 26811 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 \$ 30,751.68, 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 Oregon, to-wit:

A tract of land situated in Lot 11, Block 1, of Subdivision 2B "HOMEDALE" Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin located North 59° 53' West 150.0 feet from the the Southeast corner of said Lot 11, thence North 59° 53' West 75.0 feet along the North boundary of Leland Drive to an iron pin, thence North 32° 02' East 109.0 feet to an iron pin, thence South 62° 03' East 65.0 feet to an iron pin, thence South 77° 40' West 114.8 feet more or less to the point of beginning.

to-wit: KRISTINE LOUISE MUELLER together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining;

(CONTINUED ON REVERSE SIDE)

KRISTINE L. MUELLER

Rt. 1, Box 37

Bonanza, OR 97623

Department of Veterans' Affairs

700 Summer Street, NE

Salem, OR 97310

Department of Veterans' Affairs

3949 S. 6th Street, Suite 102

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

Department of Veterans' Affairs

700 Summer Street, NE

Salem, OR 97310

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

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 _____ Deputy

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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 forever. 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, 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 Nov 13

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KRISTINE LOUISE MUELLER

1662 WOLS OL 1622 TO THE POINT OF BEGINNING
EUSUCE 201101 25 03. E922 22'0 1662 TO SU ILON BIN' EUSUCE 201101 10 00. 1662 1111
(If executed by a corporation, office copies shall be filed with the county clerk of the county in which the property is located.)
COUNTY OF Klamath, State of Oregon, II' EUSUCE WOLAN 22 23. 1622 12'0 1662 11010 010 1010. 1662 1111
(If the foregoing is a corporation, use the form of acknowledgment opposite.)
STATE OF OREGON, (ORS 194.5700)

County of Klamath ss.
The foregoing instrument was acknowledged before me this 13th day of November, 1985, by KRISTINE LOUISE MUELLER, President, and by _____, secretary of _____, a corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires: 12-11-88
Notary Public for Oregon
My commission expires: _____
(SEAL)

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

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES."

THIS INSTRUMENT BEING FIRST FILED FOR RECORD IN THE COUNTY OF Klamath, Oregon, on the 13th day of November, 1985, at 11:20 o'clock A.M., and duly recorded in Vol. M85 on Page 18847.

STATE OF OREGON: COUNTY OF KLAMATH: ss.
Filed for record at request of _____ of _____ November _____ A.D. 19 85 at 11:20 o'clock A.M., and duly recorded in Vol. M85 on Page 18847
FEE \$9.00
Evelyn Biehn, County Clerk
By _____