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ATC 85206
ESTOPPEL DEED

Vol. M85 Page 19701

THIS INDENTURE between M. JANE BAKER hereinafter called the first party, and LESTER L. WILKENSON and JEAN M. WILKENSON, 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~~ trust deed recorded in the mortgage records of the county hereinafter named, in book ~~1887~~ No. 35718 volume No. M-84 at page 6471 thereof or as fee ~~in the county hereinafter named~~ No. 35718 (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 \$ 25,351.88, plus interest, ~~and whereas the first party, being unable to pay the same, has requested the second party 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 5, and all of that portion of Lot 6, Block 306, DARROW ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at the Northeast corner of Lot 6; thence South 120 feet along the lot line to the South-east corner of Lot 6; thence West 4.7 feet; thence North 2°15' East 120 feet, more or less, to the point of beginning.

1985 DEC 3 11 09

This instrument is being recorded as an accommodation only, and has not been examined as to validity, sufficiency or effect it may have upon the herein described property. This courtesy recording has been requested of ASPEN TITLE & ESCROW, INC.

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

GRANTOR'S NAME AND ADDRESS		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.
GRANTEE'S NAME AND ADDRESS		
After recording return to: Apalaca Pierce & Assoc. 6406 So. 6th St. Klamath Falls, OR 97603 NAME, ADDRESS, ZIP		SPACE RESERVED FOR RECORDER'S USE
Until a change is requested all tax statements shall be sent to the following address. NAME, ADDRESS, ZIP		
		By _____ Deputy

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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

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-To clear title. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

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 November 27, 1985.

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.

M. Jane Baker

(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 NOV. 27, 1985, by M. Jane Baker. Notary Public for Oregon. My commission expires: 5/7/87.

(ORS 194.570)

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)

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

(If executed by a corporation, affix corporate seal)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of the 3rd day of December A.D., 1985 at 11:09 o'clock A.M., and duly recorded in Vol. M85 of Mortgages on Page 19701.

FEE \$9.00

Evelyn Biehn, County Clerk

By

[Signature]