

2221

KNOW ALL MEN BY THESE PRESENTS, That JANICE L. MORGAN, a single woman

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto DUMAH M. MORMON and EVELYN L. MORMON, as tenants by the entirety hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit: Lot 15, Block 9, OREGON SHORES SUBDIVISION, TRACT 1053, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except the following:

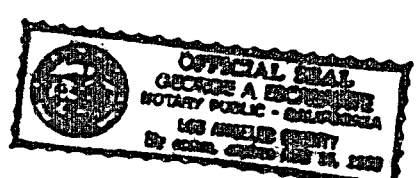
1. Real property taxes under Klamath County Tax Account Number 1507-06DB-3100, Key No. 228925, for the fiscal year 1984-85 in the amount of \$107.40 plus interest; and for the fiscal year 1985-86 in the amount of \$116.28;
 2. Assessments of Oregon Shores Recreation Club, if any; (exceptions continued on reverse side)
- There is no true and actual consideration for this transfer, stated in terms of dollars, as this is an estoppel deed in lieu of foreclosure as set forth on the reverse side hereof.

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.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$
However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.
In Witness Whereof, the grantor has executed this instrument this 24 day of January, 1986; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors

State of OREGON
County of LOS ANGELES ss.

On this the 24 day of JANUARY 1986, before me,
George A. Escalante
the undersigned Notary Public, personally appeared
JANICE L. MORGAN



☒ personally known to me
☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s)
within instrument, and acknowledged that
WITNESS my hand and official seal

subscribed to the
executed it.

GRANTOR'S NAME AND ADDRESS
5174 San Bernardino #C
Montclair, CA 91763

DUMAH M. MORMON & EVELYN L. MORMON
P. O. Box 167
Lyons, OR 97358

AFTER RECORDING RETURN TO:
DUNCAN & TIGER
P. O. Box 248
Stayton, OR 97383

NAME, ADDRESS, ZIP
DUMAH M. MORMON & EVELYN L. MORMON
P. O. Box 167
Lyons, OR 97358

SPACE RESERVED
FOR
RECORDER'S USE

County of LOS ANGELES
I certify that the within instrument was received for record on the 24 day of JANUARY, 1986, at 10 o'clock AM, 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 George A. Escalante TITLE Deputy

3. A 16 foot easement along the Northwesterly lot line, as shown on the dedicated plat;
4. Reservations as contained in plat dedication, to-wit: "A 25 foot building setback line along the front of all lots and a 20 foot building setback line along side street lines; 16 foot utility easements, centered on lot lines or as shown on the annexed plat, said easements to provide ingress and egress for construction and maintenance of said utilities with any planting or structures placed thereon by the lot owners to be at his own risk; All streets to be maintained by the lot owners within this subdivision; Additional restrictions or conditions as provided for in any recorded protective covenants or Homeowners Association documents."
5. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded August 13, 1973, in Volume M73, Page 10698, Microfilm Records of Klamath County, Oregon.

By trust deed dated March 21, 1977, between JANICE L. MORGAN, as grantor, Transamerica Title Insurance Company, a California corporation as trustee, and Wells Fargo Realty Services, Inc., a California corporation, as beneficiary, said trust deed having been recorded June 9, 1977, Volume M77, Page 10113, Microfilm Records of Klamath County, State of Oregon, (subsequently the beneficiary interest was assigned to Wells Fargo Realty Services, Inc., a California corporation, Trustee under Trust No. 7219, under date of November 9, 1977, recorded on November 14, 1977, in M77, Page 21938, Microfilm Records of Klamath County, Oregon; and assigned to Real Estate Loan Fund Oregon Ltd, under date of February 2, 1979, recorded February 8, 1979, in Volume M79, Page 3120, Microfilm Records of Klamath County, Oregon, and as re-recorded April 19, 1979, in Volume M79, Page 8643, Microfilm Records of Klamath County, Oregon; and assigned to Dumah H. Mormon and Evelyn L. Mormon, husband and wife, under date of September 14, 1982, recorded on September 15, 1982 in Volume M82, Page 12287, Microfilm Records of Klamath County, Oregon) grantor hereof gave to grantees hereof a security interest in the real property described hereby, to secure the payment of a promissory note obligation dated March 21, 1977, for the payment of \$4,200.00, by way of monthly installments, and JANICE L. MORGAN being now in default and said trust deed now being subject to immediate foreclosure, and whereas grantor hereof being unable to pay the same, has requested the grantees to accept this deed of conveyance of said property in satisfaction of the indebtedness secured by said trust deed, and to operate in lieu of foreclosure and said DUMAH H. MORMON and EVELYN L. MORMON, husband and wife, do now accede to said request, and in release thereof, grantor hereof conveys all of her absolute right, title and interest whatever in and to the above-described premises and trust deed to grantees and hereby waives any equity redemption in said real property and further hereby indicates that grantor hereof is not acting under any misapprehension as to the effect hereof, nor any duress, undue influence or misrepresentation by grantees, and this conveyance cancels and terminates the above-mentioned obligation of grantor to grantees, and the grantees hereof are entitled to retain the consideration paid to date.

This deed does not affect a merger of the fee ownership and the lien of the trust deed described above. The fee and lien shall hereafter remain separate and distinct.

By acceptance of this deed, grantees covenant and agree that they shall forever forbear taking any action whatsoever to collect against grantor on the promissory note given to secure the trust deed above described, other than by foreclosure of that trust deed, and that in any proceeding to foreclose the trust deed, they shall not seek, obtain or permit a deficiency judgment against grantor, her heirs or assigns, such rights and remedies being hereby waived.

Grantor does hereby waive, surrender, convey and relinquish any equity of redemption and statutory rights of redemption concerning the real property and trust deed described above.

STATE OF OREGON: COUNTY OF KLAMATH

Filed for record at request of _____ the _____ day
 of January _____ A.D. 1986 at 1:33 o'clock P.M. and duly recorded in Vol _____
 of _____ Deeds on Page 1554

FEE \$9.00

Evelyn Riehm, County Clerk
 By _____