

P13984

ATE 29716
ESTOPPEL DEED

Vol 180 Page 5833

60014

THIS INDENTURE between Lawrence E. Phipps and Colleen M. Phipps
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 13683 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 \$ 39,039.27, 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 Northerly 54.2 feet of Lot 14, FAIRACRES, in the County of Klamath,
State of Oregon.

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.

together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining;

CONTINUED ON REVERSE SIDE

Lawrence E. Phipps
Rt. 1, Box 474-T
Chico, CA 95926

GRANTOR'S NAME AND ADDRESS

Dept. of Veterans' Affairs
700 Summer Street, NE
Salem, OR 97310

GRANTEE'S NAME AND ADDRESS

After recording return to:

Dept. of Veterans' Affairs
3949 S. 6th St, Suite 102
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Dept. of Veterans' Affairs
700 Summer St, 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/instru-
ment/microfilm/reception No. _____,
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

NAME

TITLE

By _____

Deputy

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 whole consideration (indicate which) the whole

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 3-7, 1986

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

STATE OF OREGON.

County of

The foregoing instrument was acknowledged before me this 7, 1986, by

Notary Public for Oregon

(SEAL)

My commission expires:

(ORS 194.570)

STATE OF OREGON, County of

The foregoing instrument was acknowledged before me this 7, 1986, by Lawrence E. Phipps, president, and by Colleen M. Phipps, secretary of

a Corporation corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)

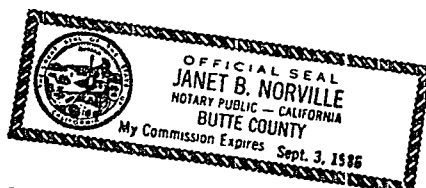
(If executed by a corporation, affix corporate seal)

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.

STATE OF CALIFORNIA

COUNTY OF Butte

On this 7th day of March, 1986, before me, Janet B. Norville, a Notary Public, State of California, duly commissioned and sworn, personally appeared Lawrence E. Phipps***, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he executed it. IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the State of California, Butte County, on the date set forth above in this certificate.



This document is only a general form which may be proper for use in simple transactions and in no way acts, or is intended to act, as a substitute for the advice on an attorney. The printer does not make any warranty, either express or implied, as to the legal validity of any provision or the suitability of these forms in any specific transaction.

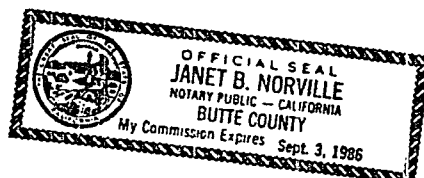
Cowdery's Form No. 32 — Acknowledgement to Notary Public — Individuals — (C.C. Sec. 1189) — (Rev. 1/83)

My commission expires 9-3-86

STATE OF CALIFORNIA

COUNTY OF Butte

On this 7th day of March, 1986, before me, Janet B. Norville, a Notary Public, State of California, duly commissioned and sworn, personally appeared Colleen M. Phipps****, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that she executed it. IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the State of California, Butte County, on the date set forth above in this certificate.



This document is only a general form which may be proper for use in simple transactions and in no way acts, or is intended to act, as a substitute for the advice on an attorney. The printer does not make any warranty, either express or implied, as to the legal validity of any provision or the suitability of these forms in any specific transaction.

Cowdery's Form No. 32 — Acknowledgement to Notary Public — Individuals — (C.C. Sec. 1189) — (Rev. 1/83)

My commission expires 9-3-86

STATE OF OREGON: COUNTY OF KLAMATH:

Filed for record at request of April

A.D. 1986

at 3:39

Deeds

o'clock

P

M.

and duly recorded in Vol.

M86

the

8th

day

on Page

5833

Evelyn Biehn,

By

County Clerk

FEE \$18.00