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ESTOPPEL DEEDVol. 13564 Page 13564

THIS INDENTURE between Fred Evans and Grace Evans
hereinafter called the first party, and Esther Vida Burgess
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. M-86 at page 2752 thereof ~~and the instrument, in whole or in part, is not a~~ 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 \$ 27,047.81*, 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.*Includes interest to July 10, 1986, only.

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:

All of Blocks 7 and 8, HESSIG ADDITION TO FORT KLAMATH, according to the official plat thereof, on file in the office of the County Clerk of Klamath County, Oregon, together with that portion of vacated Emmitt Street which inured thereto.

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

(CONTINUED ON REVERSE SIDE)

Fred Evans and Grace Evans
P.O. Box 421
Fort Klamath, Oregon

GRANTOR'S NAME AND ADDRESS

Esther Vida Burgess
2124 Garden Avenue
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
James R. Uerlings, Attorney at Law
BOIVIN, MCCOBB & UERLINGS, P.C.
110 N. Sixth Street, Suite 209
Klamath Falls, OR 97601

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

Esther Vida Burgess
2124 Garden Avenue
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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.

NAME

TITLE

By Deputy

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NOTARIAL PUBLIC STATE OF OREGON

TO HAVE AND TO HOLD

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

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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 \$2.
However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration ~~the whole consideration~~

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 July 29, 1986

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.

(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 29 day of July, 1986, by Fred Evans and Grace Evans



Notary Public for Oregon

My commission expires: 2/29/89

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

Fred Evans
Fred Evans

Grace Evans
Grace Evans

STATE OF OREGON, County of _____

The foregoing instrument was acknowledged before me this _____ day of _____, 19____, by _____, president, and by _____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires: _____

(SEAL)

(If executed by a corporation, affix corporate seal)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ of _____ August _____ A.D., 1986 at 11:53 o'clock A M., and duly recorded in Vol. M86 on Page 13564 of _____ Deeds the 1st day

FEE \$14.00

Evelyn Biehn, County Clerk
By Tom Smith