

OABE

66134

ESTOPPEL DEED

Vol. M80 Page 16909

THIS INDENTURE between BEVERLY E. WILMOTH
hereinafter called the first party, and LEATTA ARVOLD RICE
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-85 at page 1202 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 \$ _____, 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:

Lot 5 in old Orchard Manor to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

BEVERLY E. WILMOTH
CHECK WITH THE RECORDING CLERK OF CLATSOP COUNTY FOR THE LOCATION OF THE DEED IN THE CLATSOP COUNTY RECORDS. THIS INSTRUMENT DOES NOT CONVEY ANY INTEREST IN THE PROPERTY DESCRIBED IN THE INSTRUMENT.

TO HAVE AND TO HOLD unto the said second party, his heirs, successors and assigns, together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, unto the said second party, his heirs, successors and assigns, forever.

(CONTINUED ON REVERSE SIDE)

BEVERLY E. WILMOTH

GRANTOR'S NAME AND ADDRESS

LEATTA ARVOLD RICE

GRANTEE'S NAME AND ADDRESS

Leatta Arvold Rice

1377 Talbot Rd. S.E.

Jefferson, OR 97352

NAME, ADDRESS, ZIP

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

Leatta Arvold Rice

1377 Talbot Rd. S.E.

Jefferson, OR 97352

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.

By _____ TITLE _____ Deputy

70070

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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 \$ 0.00.
However, the actual consideration consists of or includes other property or value given or promised which is part of the 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 September 9, 1986

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.

Beverly F. Wilmoth
Beverly F. Wilmoth

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

STATE OF OREGON, County of Clackamas

County of Clackamas

The foregoing instrument was acknowledged before me this September 9, 1986 by Beverly F. Wilmoth

(SEAL)

Notary Public for Oregon
My commission expires: May 20, 1988

STATE OF OREGON, County of

The foregoing instrument was acknowledged before me this September 9, 1986, by president, and by secretary of

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 September

A.D. 1986 at 9:46 o'clock

A.M., and duly recorded in Vol. M86 Page 16909

FEE \$14.00

Evelyn Biehn, County Clerk
By