

Aspen 30344 30345

67006

ESTOPPEL DEED

Vol. M80 Page 18590



THIS INDENTURE between THOMAS D. KERSHAW and KAREN J. PURDON KERSHAW, his wife,
hereinafter called the first party, and HOUSING DIVISION, DEPARTMENT OF COMMERCE, STATE OF OREGON,
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. M80 at page 20459 thereof ~~on page 20459, instrument No. 30344, reception No. 18590~~
(~~that 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 \$43,888.47, 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: (NOTE: Instrument was assigned to second party by instru-
ment recorded Oct. 21, 1980, in Vol. M80 at page 20464)

The Southeasterly rectangular 31 feet of Lot 9 and the
Northwesterly rectangular 34 feet of Lot 10, Block 10,
ELDORADO, in the City of Klamath Falls, in the County
of Klamath, State of Oregon,

The undersigned Trustee, hereby grants, bargains and sells, without any
covenant or warranty to the grantee all of the estate held by him in and
to the above described premises by virtue of the above described trust deed.

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

(CONTINUED ON REVERSE SIDE)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

NAME, ADDRESS, ZIP

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/instru-
ment/microfilm/reception No. ,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

NAME

TITLE

By Deputy

After recording return to:

KFFSL
SHO MAIN
KFO

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

KFFSL
SHO MAIN
KFO

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 \$43,888.47.
However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

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 25 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.

Thomas A. Kershaw Jr.
Susan Kershaw
Karen J. Dutton Kershaw

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

STATE OF OREGON, IDAHO
County of Klamath Twin Falls } ss.

The foregoing instrument was acknowledged before me this 30th day of September, 1986, by Thomas A. Kershaw and Karen J. Kershaw, his wife.

Notary Public for Oregon
My commission expires

(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)

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath } ss.

FORM NO. 23 - ACKNOWLEDGMENT
STEVENS-NEEDS LAW PUB. CO. PORTLAND, ORE.

BE IT REMEMBERED, That on this 3rd day of October, 1986, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named William L. Sisemore

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public for Oregon
My Commission expires 4-24-89

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of of October A.D., 1986 at 3:21 o'clock P.M., and duly recorded in Vol. 186 of Deeds on Page 13500

FEE \$14.00

Evelyn Schem, County Clerk
By