

K-38982

STEVENS-NESS LAW PUB. CO., PORTLAND, OR 97204

67659

ESTOPPEL DEED

Vol. MS Page 19708

THIS INDENTURE between Michael R. Blum and Cheryl L. Blum, husband and wife hereinafter called the first party, and the Secretary of the Department of Housing and Urban Development, Washington, D.C., his successors and assigns 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/estate 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 \$30,586.13, 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 West 1/2 of Lot 3 in Block 32, HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

1986 OCT 31 AM 11 17

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

(CONTINUED ON REVERSE SIDE)

Michael R. Blum and Cheryl L. Blum
139 Mill Street
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS
Peoples Mortgage Company
P.O. Box 1788
Seattle, Washington 98111

GRANTEE'S NAME AND ADDRESS
After recording return to:
William L. Larkins, Jr.
111 S.W. Fifth Avenue, Suite 2300
Portland, Oregon 97204

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
Department of Housing & Urban Development
Attn: Single Family Property Disposition Branch
520 S.W. Sixth Avenue, Portland, Oregon 97204
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 _____ NAME _____ TITLE _____ Deputy

SPACE RESERVED FOR RECORDER'S USE

19709

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 restrictive covenants and easements of record

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 \$30,586.13

consideration (indicate which) ☐ the whole ☐ part of the

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.

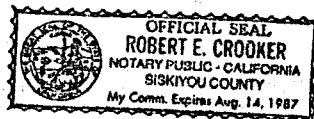
Dated October 7, 1986

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.

Michael R. Blum
Michael R. Blum
Cheryl L. Blum

STATE OF CALIFORNIA

COUNTY OF Siskiyou



On this 7 day of Oct. 1986, before me, Robert E. Crooker, a Notary Public, State of California, duly commissioned and sworn, personally appeared Michael R. Blum and Cheryl L. Blum, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose names are subscribed to this instrument, and acknowledged that they executed it. IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the Siskiyou County of California on the date set forth above in this certificate.

Robert E. Crooker
Notary Public, State of California

My commission expires 8-14-87

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

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ of _____ October _____ A.D., 19 86 at 11:17 o'clock _____ the 31st day of _____ Deeds _____ A.M., and duly recorded in Vol. 1886 on Page 19708

FEE \$14.00

Evelyn Biehn, County Clerk

By