

67735

ESTOPPEL DEED

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THIS INDENTURE between Mark H. Poirier and Amy L. Poirier, husband and wife hereinafter called the first party, and Klamath First Federal Savings and Loan Association 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/ (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 \$ 20,217.55, 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:

Lots 17 and 18, Block 4, FAIRHAVEN HEIGHTS, 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 appertaining; together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Mark H. Poirier & Amy L. Poirier

GRANTOR'S NAME AND ADDRESS  
Klamath First Federal Savings and Loan  
P. O. Box 5270  
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS  
Klamath First Federal Savings and Loan  
P. O. Box 5270  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP  
Klamath First Federal Savings and Loan  
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Klamath Falls, Oregon 97601

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P. O. Box 5270  
Klamath Falls, Oregon 97601

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/instrument/microfilm/reception No. \_\_\_\_\_ Record of Deeds of said county.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ Deputy

TO HAVE AND TO HOLD the same unto said second party, his heirs, successors and assigns forever.

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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 \$20,217.55. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 October 15, 1986

(If executed by a corporation, affix corporate seal)

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

STATE OF OREGON, N.H.

County of MERRIMACK

The foregoing instrument was acknowledged before me this OCTOBER 15, 1986, by Mark H. Poirier and Amy L. Poirier

(ORS 194.570)

STATE OF OREGON, County of

The foregoing instrument was acknowledged before me this

19, by

Mark H. Poirier, president, and by

Amy L. Poirier, secretary of

corporation, on behalf of the corporation.

(SEAL) CRESSEY W. PERSUITE, Notary Public for Oregon

My commission expires May 17, 1988

Notary Public for Oregon

My commission expires:

(SEAL)

NOTE: The language between the symbols @, if not applicable, should be deleted. See ORS 93.030.

STATE OF OREGON: COUNTY OF KLAMATH:

ss.

Filed for record at request of

of November

A.D., 19

at 11:08

o'clock A

M., and duly recorded in Vol.

the 4th

M86

day

of Deeds

on Page

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Evelyn Biehn County Clerk

By

FEE \$14.00