

79141

ESTOPPEL 39125

Vol. M81

Page 16467



THIS INDENTURE between Harold R. Chapman and Cathy T. Chapman  
hereinafter called the first party, and The State of Oregon, by and through the Director of Veterans  
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. MB1 at page 174 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 \$ 147,315.11, 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  
Oregon, to-wit:

SEE ATTACHED EXHIBIT A.

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

(CONTINUED ON REVERSE SIDE)

Harold R. and Cathy T. Chapman  
45 Terry Court  
Hollister, CA 95023

GRANTOR'S NAME AND ADDRESS

Department of Veterans' Affairs  
700 Summer St. NE  
Salem, OR 97310-1201

GRANTEE'S NAME AND ADDRESS

After recording return to:

Department of Veterans' Affairs  
700 Summer St. NE  
Salem, OR 97310-1201

NAME, ADDRESS, ZIP

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

Department of Veterans' Affairs  
700 Summer St. NE  
Salem, OR 97310-1201

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



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 NONE

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 \$ NONE.  
~~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 August 6, 1987

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.

HAROLD R. CHAPMAN

CATHY T. CHAPMAN

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

(ORS 194.570)

STATE OF OREGON, County of \_\_\_\_\_ ss.

STATE OF CALIFORNIA,

County of Santa Clara } ss.

On this 6th day of August in the year one thousand nine hundred and eighty seven before me, undersigned

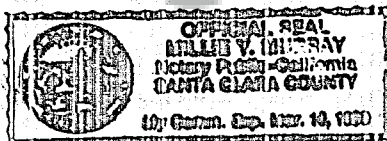
a Notary Public, State of California, duly commissioned and sworn, personally appeared HAROLD R. CHAPMAN & CATHY T. CHAPMAN

known to me to be the person whose name are subscribed to the within instrument and acknowledged to me that They executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the said County of Santa Clara the day and year in this certificate first above written.

Wilhi J. Munoz  
 Notary Public, State of California.

My Commission Expires 3-10-89





16469

Parcel 1

A parcel of land situated in Sections 34 and 35 Township 33 South, Range 7½ East of the Willamette Meridian, in the County of Klamath State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of NW¼NW¼ of Section 35, Township 33 South, Range 7½ East of the Willamette Meridian; thence South 7.64 chains; thence West in a straight line to the water edge of Wood River on the near side; thence upstream along said water edge of Wood River to North boundary of Lot 9 of Section 34 said Township and Range; thence East to the point of beginning.

EXCEPTING THEREFROM a portion of the NW¼ of Section 35 and the NE¼ of Section 34, Township 33 South, Range 7½ East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northeast corner of the NW¼ of the NW¼ of Section 35, Township 33 South, Range 7½ East of the Willamette Meridian; thence South 89°45'11" West, along the North line of said Section 35, a distance of 1328.40 feet more or less to the Northwest corner of said Section 35; thence South 89°52'28" West, along the North line of Section 34, Township 33 South, Range 7½ East of the Willamette Meridian, a distance of 379.40 feet; thence South 00°07'32" East, a distance of 30.00 feet; thence North 89°52'28" East, on a line parallel to and 30.00 feet distant from the North line of said Section 34, a distance of 379.50 feet more or less to a point on the East line of said Section 34; thence North 89°45'11" East on a line parallel to and 30.00 feet distant from the North line of said Section 35, a distance of 1328.44 feet more or less to a point on the East line of the NW¼ of the NW¼ of said Section 35; thence North along the East line of the said NW¼ of the NW¼ a distance of 30.00 feet to the point of beginning.

Parcel 2

A parcel of property located in the NE¼ of the NW¼ of Section 35, Township 33 South, Range 7½ East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning on the West line of the NE¼ of the NW¼ of Section 35, Township 33 South, Range 7½ East of the Willamette Meridian, said point of beginning being South, a distance of 30.00 feet from the Northwest corner of said NE¼ of the NW¼; thence South 00°09'55" East, along the Westerly line of said NE¼ of the NW¼, a distance of 229.5 feet; thence North 89°45'11" East parallel with the North line of said NE¼ of the NW¼, a distance of 259.04 feet more or less to a point on the Westerly right of way line of highway #62; thence Northwest along said right of way line a distance of 240.95 feet, more or less to a point 30.00 feet Southerly from the North line of the NE¼NW¼ when measured at right angles to the North line of said NE¼ of the NW¼; thence South 89°45'11" West, on a line parallel to and 30.0 feet distant from the North line of said NE¼ of the NW¼, a distance of 185.6 feet more or less to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 10th day of September A.D., 19 87 at 3:01 o'clock P M., and duly recorded in Vol. M87 of Deeds on Page 16467.

Evelyn Biehn, County Clerk

By Ann Smith

FEE \$18.00