

79733

K-39961
ESTOPPEL DEED

Vol 1187 Page 17435

THIS INDENTURE between Vernon A. McNair and Claire M. McNair aka Claire-McNair
hereinafter called the first party, and Motor Investment Company
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. M84..... at page 20001..... thereof or as fee/file/instrument/microfilm/reception No. 43615..... (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 \$8,086.52....., 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 11th day of October, 1985,
I do hereby Deed unto the said second party the following described real property, situated in the City of Klamath, Oregon, which is described as follows:

LOT 28 IN BLOCK 12 OF STURT, ACCORDING TO THE OFFICIAL PLAT THEREOF

IN THE COUNTY OF KLAMATH, STATE OF OREGON,

ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

STATE OF OREGON, County of

STATE OF OREGON, County of

(for the issue of documents, bonds, etc.)
(for the issue of bonds, if a corporation)(for the issue of documents, bonds, etc.)
(for the issue of bonds, if a corporation)СОИЛ ВАНИН ДЕДЫВАНИИ НО ЛЕВЕЛ УЛЬНОЛЕД-ПРЕЗ
ЬНОВЕЛ-ЗИОНД ЧЕК МИЛН УЛЬБОВИСС СИА-ОВ
ЬИД-МЕДЛЕННС-ЛЕНД-УЛННГ ФЕ ДИЛФ-ОВ
ВА-ГУ-СЕГЕНЦИИ? РЕДЕЕ СИИИД ОВ УССЕДИИ
СИИИД-СЕГЕНЦИИ? ДИЛФ-ОВ УЛННГ ФЕ ДИЛФ-ОВ
СИИИД-СЕГЕНЦИИ? ДИЛФ-ОВ УЛННГ ФЕ ДИЛФ-ОВ

бара

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бара

THE FOREGOING CONSIDERATION CONSISTS OF (CONTINUED ON REVERSE SIDE)

Veronica A. McNair and Claire M. McNair
Box 186
Beatty, Or. 97621GRANTOR'S NAME AND ADDRESS
Motor Investment Company
531 S. 6th- PO Box 309Klamath Falls Or. 97601
GRANTEE'S NAME AND ADDRESSAfter recording return to:
Motor Investment Company
531 S. 6th-PO Box 309Klamath Falls, Or. 97601
NAME, ADDRESS, ZIP

NOTICE OF RECORDING: I HEREBY CERTIFY AND STATE THAT ALL DOCUMENTS OF WHICH I AM THE RECORDING AGENT ARE UP TO DATE AND THAT THIS DEED IS A TRUE COPY OF THE DEEDS FOR WHICH I AM THE RECORDING AGENT.

Until a change is requested all tax statements shall be sent to the following address:
531 S. 6th-PO Box 309
Klamath Falls, Or. 97601TO HAVE AND TO HOLD the above and all rights
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument

was received for record on the day

of , at

hour and minute of the day of , at

whereby it will remain recorded until the hour of o'clock P.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.

CITY OF Klamath Falls, Oregon, dated the 11th day of October, 1985.

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

KLAMATH COUNTY, OREGON

CLERK'S OFFICE

NAME OF THE PERSON SIGNING THIS DEED

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.

STATE OF OREGON

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$111.41 ~~less a percentage~~
However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). ~~of which this instrument is evidence of an ownership interest or in whole or in part~~

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 9/21, 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 FEEL TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

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

STATE OF OREGON,

County of

KLAMATH

(ORS 194.570)

STATE OF OREGON, County of

) ss.

The foregoing instrument was acknowledged before me this

COMPTA CITY OF Klamath, Oregon,

, 19 , by

, Notary Public to the County of Klamath,

President, and by ,

Secretary of ,

corporation, on behalf of the corporation.

COMPTA CITY OF Klamath, Oregon,

, Notary Public to the County of Klamath, Oregon,

(SEAL)

My commission expires: 10/20/2001

(If executed by a corporation, affix corporate seal)

NOTE—the signature between the symbols () if not applicable, should be deleted. See ORS 93.030.
The second party, in signing this instrument, has the right to demand that the record title to the property be registered in his/her name, and to do so, he/she must file a written application for registration with the recorder of deeds of the county in which the property is located, and pay the recording fees required by law. If the recorder of deeds declines to record the instrument, the parties may file a complaint in circuit court, and the court may order the recorder to record the instrument.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 25th day
of September A.D. 19 87 at 9:35 o'clock A. M., and duly recorded in Vol. M87,
Deeds on Page 17435.

FEE \$14.00

Evelyn Biehn, County Clerk
By *Pam Smith*