

81421

ESTOPPEL DEED

Vol. 188

Page

20409

By Diana Rodriguez
Personal Representative

THIS INDENTURE between Henry Gregorio Zagala, deceased, hereinafter called the first party, and Lydia Drozdik 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. M82 at page 5916 thereof or as fee/title/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 \$ 4,186.32, 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:

Beginning at a point which is North 47°04' West 580 feet and North 30°30' East 257.8 feet from the point of intersection of the Westerly line of Talakes Avenue with the Northerly line of the Chiloquin-Agency County Road; thence North 30°30' East 50 feet; thence South 59°30' East 117.2 feet; thence South 30°30' West 50 feet; thence North 59°30' West 117.2 feet to the point of beginning, being a portion of Lot 6, Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

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

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/title/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

After recording return to:

Lydia Drozdik

P.O. Box 275

Chiloquin, OR 97624

NAME, ADDRESS, ZIP

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

Lydia Drozdik

P.O. Box 275

Chiloquin, OR 97624

NAME, ADDRESS, ZIP

NAME

By

TITLE

Deputy

S0710

TO HAVE AND TO HOLD the same unto said second party, his heirs, successors and assigns forever. 20410
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 \$
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 Nov. Emb. 3, 1987

Diana Rodriguez, Personal Representative
Estate of: Henry Gregorio Zagala

(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 COUNTY OF CLATSOP

County of CLATSOP

The foregoing instrument was acknowledged before me this

day of NOVEMBER 1987, by

Diana Rodriguez

STATE OF OREGON, County of CLATSOP

The foregoing instrument was acknowledged before me this

day of NOVEMBER 1987, by

Diana Rodriguez president, and by [Signature] secretary of

a [Signature] corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires: 8-6-1993

Notary Public for Oregon

My commission expires: 8-6-1993

(SEAL)

The sentence between the symbols (), if not applicable, should be deleted. See ORS 93.030.

Notary Public for Oregon

My commission expires: 8-6-1993

Notary Public for Oregon

My commission expires: 8-6-1993

(SEAL)

The sentence between the symbols (), if not applicable, should be deleted. See ORS 93.030.

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Notary Public for Oregon

My commission expires: 8-6-1993

Notary Public for Oregon

My commission expires: 8-6-1993

(SEAL)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 10th day of November A.D., 19 87 at 8:59 o'clock A M., and duly recorded in Vol. M87 of Deeds on Page 20409

FEE \$15.00

Evelyn Biehn, County Clerk
By [Signature]