Vol. m88 Page ESTOPPEL DEED

PUB. CO., PORTLAND, OR. 972

Donald P. Schollian THIS INDENTURE between hereinafter called the first party, and Jackson County Federal Savings and Loan Association, a corporation 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 hereinatter named, in book/reel/ (Wtake WilkCR), 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 \$ 17,938.86 , 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:

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Dowald P. Senelliana

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t chatter Lot 358 in Block 123 of Mills Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. It in anton of the weath is a companyout

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together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining; A Mile surve une actual consideration pour to (CONTINUED ON REVERSE SIDE)

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THE GOOD CONTRACTOR OF CONTRACTOR STRATTONES TO 10100 A TO 1010 A	ELLAR IN THE SECOND	in book/reel/volume No on page or as fee/tile/instru- ment/microfilm/reception No
ATTN Judith Faulkner 2. East Main Street 1000 00 100 Medford, Or 109750 Contract dec NAME, ADDRESS, ZIP	and further every there wanted	Record of Deeds of said county.
Until a change is requested all tax statements shall be sent to the following address, Same as above across the same units and the sent to the same units and	i adan tari dari 1 ladar tari dari	NAME TITLE
NAME, ADDRESS, ZIP		- Sexes

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

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that the first party will warrant and forever detend 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 \$.17,938.86...... OHowever, 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

IN WITNESS WHEREOF, the first party above named has executed this instrument; if first party is a corequally to corporations and to individuals. poration, 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 September 13 , 1988

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.

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(If the signer of the above is a corporation, use the form of acknowledgment eposite.) $\nabla T \Delta T \in OF OREGON$, $\nabla T = D = D = D = D = D = D = D = D = D =$	4.570]
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The foregoing instrument was acknowledged before The foregoing instrument was acknowledged before September 16.11, 19.88, by	sccretary of
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THE OF OREGON' COUNTY OF KLAMATH:	SS.

STATE OF OREGON. COOL	1 C	the 29th day
Filed for record at request of	Klamath County Title Co	M and duly recorded in Vol. M88,
Filed for recold at request of Sept.	A.D., 19 at	M., and duly recorded in age
oro	f Deeds Of Pa	County Clerk
	Evelyn Blenn	Rouline Mullinders
FEE \$13.00	Dy	