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92473 MTL-20232

ESTOPPEL DEED

Vol. m88 Page 17001 

**THIS INDENTURE** between BOBBY RAY CASTLE  
hereinafter called the first party, and State of Oregon By and Through the Director of Veterans'  
hereinafter called the second party; WITNESSETH: Affairs

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. M79 at page 11483 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 \$35,068.17, 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 9, 10 and 11, Block 18, FIRST ADDITION TO BONANZA, in the County of Klamath,  
State of Oregon.

CONVEYANCE DEEDS TO BE MADE TO THE STATE OF OREGON BY THE DIRECTOR OF VETERANS' AFFAIRS, IN THE COUNTY OF KLAMATH, IN THE STATE OF OREGON, FOR THE PURPOSE OF THE CANCELLATION OF THE MORTGAGE OR TRUST DEED SECURED BY SAID MORTGAGE OR TRUST DEED, AND THE SURRENDER THEREOF MARKED "PAID IN FULL" TO THE FIRST PARTY.

TAX ACCOUNT NUMBERS: 001 0606071 R 2  
002 0606080 R 2

Notwithstanding the foregoing, the first party does hereby warrant and agree to defend the second party against all claims and demands for damages or compensation for the property hereinafter described, and to pay the costs and expenses of the same.

IN WITNESS WHEREOF, the first party has hereunto set its hand and seal, and the second party has hereunto set its hand and seal, at the County of Klamath, State of Oregon, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

First Party: BOBBY RAY CASTLE  
Second Party: STATE OF OREGON BY AND THROUGH THE DIRECTOR OF VETERANS' AFFAIRS

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

(CONTINUED ON REVERSE SIDE)

Bobby Ray Castle  
P.O. Box 343 #2 Minna Street  
Bonanza, OR 97623

GRANTEE'S NAME AND ADDRESS  
Department of Veterans' Affairs  
700 Summer St. NE  
Salem, OR 97310-1201

After recording return to:  
Department of Veterans' Affairs  
700 Summer St. NE ATTN: U2CKW  
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/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME \_\_\_\_\_ TITLE \_\_\_\_\_  
By \_\_\_\_\_ Deputy

31005

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 10, 1988

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.

Bobby Ray Castle  
 BOBBY RAY CASTLE

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

County of Klamath

The foregoing instrument was acknowledged before me this August 10, 1988, by Bobby Ray Castle

(ORS 194.570)

STATE OF OREGON, County of

The foregoing instrument was acknowledged before me this

19, by

president, and by

secretary of

corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires

(If executed by a corporation, affix corporate seal)

My commission expires

NOTE: The circle between the symbols (S) If not applicable, should be deleted. See ORS 93.030.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 10th day of Oct. A.D. 1988 at 3:44 o'clock P.M., and duly recorded in Vol. M88 of Deeds on Page 17001

Evelyn Biehn County Clerk

By Paulene McIndoe

FEE \$13.00