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K-40994
K-40838
ESTOPPEL AFFIDAVIT

Vol. 288 Page 17834

STATE OF CALIFORNIA)
County of Riverside) ss.

SHARON M. STEVENS, (Affiant/Grantor) being first duly sworn, deposes and says: That she is the identical party who made, executed and delivered that certain Estoppel Deed (Deed) to Richard L. Wentworth and Mary M. Wentworth, husband and wife, (Grantee) dated the 14th day of October, 19 88, conveying the following described real property (Property) situate in Klamath County, Oregon, to-wit:

Lot 13 in Block 6, Industrial Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

That the aforesaid Deed is intended to be and is an absolute conveyance to the title to said Property to the grantee named therein, and was not and is not now intended as a mortgage, trust conveyance, or security of any kind; that it was the intention of affiant as grantor in the said Deed to convey, and by said Deed this affiant did convey to the grantee therein all her right, title, and interest absolutely in and to said Property; that possession of said Property has been surrendered to the grantee;

That in the execution and delivery of said Deed affiant is not acting under any misapprehension as to the effect thereof, and acted freely and voluntarily and was not acting under coercion or duress;

That the consideration for said Deed was and is the full cancellation of all debts, obligations, costs, and charges secured by those certain deeds of trust heretofore existing on said Property executed by Sharon M. Stevens, Grantor, to Klamath County Title Company, as Trustee, for Richard L. Wentworth and Mary M. Wentworth, husband and wife, as Beneficiaries, dated October 15, 1987, and recorded October 19, 1987 in Vol. M-87, Page 18806, Official Records of Klamath County, Oregon, and the reconveyance of said Property under said deed of trust; that at the time of making said Deed, affiant believed and now believes that the aforesaid consideration therefor represents the fair value of the Property so deeded;

This affidavit is made for the protection and benefit of the Grantee in said Deed, their successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the Property herein described, and particularly for the benefit of Klamath County Title Company which is about to insure the title to said Property in reliance thereon, and any other title company which may hereafter insure the title to said property;

That affiant will testify, declare, depose, or certify before any competent tribunal, officer, or person, in any case now pending or which

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may hereafter be instituted, to the truth of the particular facts
hereinabove set forth.

Dated

Signatures

10-14-88

Sharon M. Stevens
Sharon M. Stevens

SUBSCRIBED AND SWORN to before me this 14th day of October, 1988.
(SEAL)

M. Contreras
Sharon M. Stevens
Notary Public for California
My Commission expires: 6-26-88



Return To:
Giacomini & Knieps
635 Main Street
Klamath Falls, Oregon 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co.
of Oct. A.D., 19 88 at 8:57 o'clock P M., and duly recorded in Vol. M88
of Deeds on Page 17834
By Evelyn Biehn County Clerk
By Barbara M. Biehn

FEE \$13.00