

93255

STOPPEL DEED

Vol. m88 Page 183139

THIS INDENTURE between JAMES B. HARRIS
hereinafter called the first party, and MARK A. SHEPPERD and CAROL L. SHEPPERD
hereinafter called the second party; WITNESSETH:

Whereas, the title to the real property hereinafter described is vested in ~~the first party~~ the first party, subject to the lien of a Contract recorded in the Deed records of the county hereinafter named, in book/reel/volume No. M80 at page 22204 thereof or as fee/file/instrument/microfilm/reception No. n/a (state which), reference to said records hereby being made, and the notes and indebtedness secured by said

are now owned by the second party, on which notes and indebtedness there is now owing and unpaid the sum of \$ 10,664.61, the same being now in default and said Contract 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 Contract 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 Contract 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:

(See attached Exhibit "A")

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;

(CONTINUED ON REVERSE SIDE)

James B. Harris

P.O. Box 1903

Eugene, Oregon 97440
GRANTOR'S NAME AND ADDRESS

Mark A. and Carol L. Shepperd

14420 5th Ave. South

Seattle, Washington 98168
GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

NAME, ADDRESS, ZIP

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

Grantee

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

SPACE RESERVED
FOR
RECORDER'S USE

98 OCT 28 PM 3 49

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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 Contract 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 Contract 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 \$...in lieu of foreclosure
 However, the actual consideration consists of or includes other property or value given or promised which is ~~the whole~~ consideration (indicate which) 0

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 October 20, 1988.

(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 Klamath } ss.

The foregoing instrument was acknowledged before me this October 20, 1988, by James B. Harris

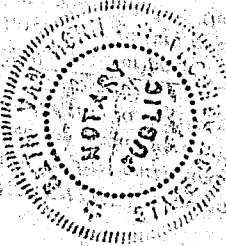
Beth Van Housen

Notary Public for Oregon

(SEAL)

My commission expires 8/7/1990

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.



(ORS 194.570)

STATE OF OREGON, County of

The foregoing instrument was acknowledged before me this , 19 , by , president, and by , secretary of ,

a corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)

James B. Harris

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Order No.: 20389

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point on the North line of Tract 32, Altamont Small Farms, a platted subdivision in Klamath County, Oregon, in Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which is North 88 degrees 46' West a distance of 405 feet from the Northeast corner of said Tract 32; thence South 0 degrees 11' West 228.74 feet, more or less, along a line parallel to Altamont Drive, to the Northeasterly right of way line of the Great Northern Railway; thence North 47 degrees 57' West 53.68 feet along said right of way line; thence North 0 degrees 11' East 192.89 feet, more or less, to the North line of said Tract 32; thence South 88 degrees 46' East 40 feet to the point of beginning, being a portion of Tract 32 of Altamont Small Farms.

Tax Account No.: 3909 015BD 00600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 28th day
of Oct. A.D., 19 88 at 3:49 o'clock P.M., and duly recorded in Vol. M88
of Deeds on Page 18313
Evelyn Biehn County Clerk
By Pauline Mulholland

FEE \$18.00