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98478

ESTOPPEL DEED

EDWARD F. NETTELS AND FLORA A NETTELS
~~EDWARD F. NETTELS AND FLORA A. NETTELS~~
 REALVEST INC. A NEVADA CORPORATION

THIS INDENTURE between hereinafter called the first party, and 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. at page 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 due by the second party, on which notes and indebtedness there is now owing and unpaid the sum of \$ 61,190.00, 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 CLATSOP County, State of OREGON, to-wit:

LOT 53, BLOCK 32, KLAMATH FALLS FOREST STATES
 HIGHWAY 66 UNIT, PLAT #2, IN THE COUNTY OF KLAMATH -
 STATE OF OREGON

together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertain- ing;

(CONTINUED ON REVERSE SIDE)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

REALVEST INC
 438 Sycamore Rd
 S.M. CAL. 90402

Santa Monica, Ca. NAME, ADDRESS, ZIP

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

ABOVE -

NAME, ADDRESS, ZIP

SPACE RESERVED
 FOR
 RECORDER'S USE

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

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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 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 \$ 6190⁵²
 ① However, the actual consideration consists of or includes other property or value given or promised which is
 part of the whole consideration (indicate which). ①

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 11/15, 1989

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.

(If the signer of the above is a corporation,

Edward F. Nettels
EDWARD F. NETTELS EDWARD F. NETTELS

FLORA A. NETTEL FLORA A. NETTEL

(General)

STATE OF CALIFORNIA

COUNTY OF Los Angeles

SS.

On January 30, 1989

State, personally appeared Edward F. Nettels before me, the undersigned, a Notary Public in and for said

personally known to me (or proved to me on the basis of satisfactory evidence)

to be the person _____ whose name _____ is _____ subscribed
to the within instrument and acknowledged that _____ he
executed the same.

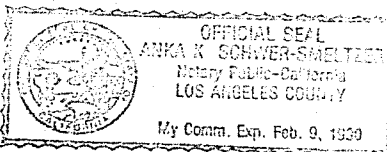
WITNESS my hand and official seal.

Signature

S my hand and official seal.

Hubert H. H. H. H.

ANNA K. SCHWER-SMELTZER



State of

County of _____

SS.

On this the 6 day of April 1989, before me

the undersigned Notary Public, personally appeared

Flora a. Nettel

☐ personally known to me
☒ proved to me on the basis of satisfactory evidence
to be the person(s) whose name(s) CS subscribed to the
within instrument, and acknowledged that she executed it.
WITNESS my hand and official seal this _____ day of _____, 20____.

cial seal.

Notary's Signature

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Bill Tropp
of March A.D., 19 89 at 10:58 o'clock A. M., and duly recorded in Vol. M89 day
of Deeds on Page 5136

FEE \$13.00

Evelyn Biehn, County Clerk

By Daniel M. McLeod