

## ESTOPPEL DEED

THIS INDENTURE between RONALD H. and SHERRY HERMANN, husband and wife,  
hereinafter called the "First Party," and DAVID A. BALTAZOR  
"Second Party;" \_\_\_\_\_, hereinafter called the

## W I T N E S S E T H:

WHEREAS, the equitable title to the real property hereinafter described is in the First Party, subject to the lien of a Land Sale Contract recorded in the records of Klamath County, at book M- 87 at page 13056, reference to said records hereby being made, and the indebtedness secured by said Land Sale Contract is now owned by the Second Party, on which said indebtedness there is now owing and unpaid the sum of \$15,495.43 plus interest and real property taxes in default and said indebtedness 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 and the Second Party does now accede to said request.

NOW, THEREFORE, for the consideration hereinafter stated (which includes the cancellation of the indebtedness secured by said encumbrance and the surrender thereof marked "Paid in Full" to the First Party), the First Party does convey and warrant unto the Second Party, his heirs, successors, and assigns, all of the following described real property situated in Klamath County, State of Oregon, to-wit:

Lot 237 of the Southerly portion of Tracts B and C, Frontier Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

FIRST PARTY covenants with the Second Party, his heirs, successors and assigns, that the First Party owns an equitable interest in the property, free and clear of encumbrances except said land sale contract and further except that certain contract of sale dated March 5, 1980, wherein Barry Ross West is seller and John Ketrakus and Doris J. Ketrakus are buyers, recorded in Vol. M 80 at Page 5110; 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 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 conveyance is \$ -0-. \*However, the actual consideration consists of or includes other property or value given or promised which is ~~(part of the)~~ (the whole) consideration,\* being in lieu of foreclosure.

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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 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 this 31 day of March, 1989.

Ronald H. Hermann  
RONALD H. HERMANN

Sherry Hermann  
SHERRY HERMANN

STATE OF OREGON/County of Klamath) ss.

THE FOREGOING INSTRUMENT was acknowledged before me this day of March 31, 1989, by RONALD H. HERMAN and SHERRY HERMAN

Betty Wilton  
BETTY WILTON  
NOTARY PUBLIC-OREGON  
My Commission Expires 6-1-92

Betty Wilton  
NOTARY PUBLIC FOR Oregon  
My Commission expires: 6-1-92

STATE OF \_\_\_\_\_/County of \_\_\_\_\_) ss.

THE FOREGOING INSTRUMENT was acknowledged before me this day of \_\_\_\_\_, 198\_\_\_\_, by \_\_\_\_\_ as president, and by \_\_\_\_\_ as secretary, of \_\_\_\_\_ a corporation, on behalf of the corporation.

NOTARY PUBLIC FOR OREGON  
My Commission Expires:

STATE OF Oregon )  
County of Klamath ) ss.

I certify that the within instrument was received for record on the 4th day of April, 1989, at 4:55 o'clock P.M., and recorded in Book M89 on Page 5685 or as File Reel Number 98773, Record of Deeds of said County.

WITNESS my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By: Sherry Hermann  
Deputy

GRANTORS NAME AND ADDRESS:

Ronald H. and Sherry Hermann  
husband and wife  
515 East Main  
Klamath Falls, Oregon

GRANTEES NAME AND ADDRESS:

David Baltazor  
318 Riverside  
Klamath Falls, Oregon 97601

AFTER RECORDING, RETURN TO:

Neal G. Buchanan  
601 Main Street, Suite 215  
Klamath Falls, Oregon 97601

Until a Change is Requested,  
Tax Statements Should be Sent  
To:

David Baltazor  
318 Riverside  
Klamath Falls, Oregon 97601

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Fee \$13.00