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ESTOPPEL DEED

CLAUDIA DEAN

ING CO., PORTLAND. OR. 872

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THIS INDENTURE between hereinafter called the first party, and

BETTY J. HENDERSON

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 hereinalter named, in book/reel/ volume No. M88 at page 20577 thereof or as fee/file/instrument/microfilm/reception No. 9455 (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 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, second party's heirs, successors and assigns, all of the following described real property situate in Klamath County, Oregon to-wit: State of, to-wit:

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'The Northerly 47 feet of Lots 19A, 19B and 19C in Block 5 of Railroad Addition Wento the City of Klamath Falls, Oregon, according to the official plat therof on the file in the office of the County Clerk of Klamath County, Oregon. i nam stra latina internazione. Este stra latina de este anterna

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Deputy		- Deputy

TO HAVE AND TO HOLD the same unto said second party, second party's heirs, successors and assigns forever. And the first party, for first party and first party's heirs and legal representatives, does covenant to and with the second party; second party's 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

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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. <u>`</u>^_

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$... OHowever, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

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 pronoun includes the plural and that all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and

IN WITNESS WHEREOF, the first party above named has executed this instrument; if first party is a corpoto individuals. ration, it has caused its corporate name to be signed and its seal affixed by an officer duly authorized thereto by order

of its Board of Directors.	21. 1 (Mandia Maan	
Dated Zland	RTY DE- CLAUDIA DEAN	
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(If the signer of the above is a corporation, use the form of acknowledgment opposite and affix corporate seal.)	ters of Mandell Company and Manager and	
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