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29443

ESTOPPEL DEED

Vol. m 91 Page 9170



THIS INDENTURE between Roxan R. Marquez and Kim Radzik  
hereinafter called the first party, and REALVEST, INC., a Nevada Corporation  
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 owned by the second party, on which notes and indebtedness there is now owing and unpaid the sum of \$ 9,863.54, 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 KLAMATH County, State of OREGON, to-wit:

Lot 20, Block 91, Klamath Falls Forest Estates Highway 66  
Unit, Plat No. 4, in the county of Klamath, State of  
Oregon.

together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining;  
(CONTINUED ON REVERSE SIDE)

Roxan R. Marquez & Kim Radzik  
15404 Barta Street,  
Hacienda Heights, Calif. 91745  
GRANTOR'S NAME AND ADDRESS

Realvest, Inc.

Santa Monica, Calif. 90402  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Realvest, Inc.

Santa Monica, Calif. 90402  
NAME, ADDRESS, ZIP

**REALVEST, INC**

2210 Wilshire Blvd., Suite 345  
Santa Monica, CA 90403

STATE OF OREGON, } ss.  
County of \_\_\_\_\_

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/instru-  
ment/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

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 current taxes, a first trust deed, and an all inclusive deed of trust

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 \$ 9,863.54.  
However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).<sup>①</sup>

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 June 20, 1986

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.

Roxan R. Marquez

Kim Radzik

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

STATE OF OREGON, CALIFORNIA

County of L.A.

The foregoing instrument was acknowledged before me this 8/8/86, 1986, by

Roxana Rios Marquez  
who sign.

(SEAL)

My commission expires:

Notary Public

(ORS 194.570)

STATE OF OREGON, County of

The foregoing instrument was acknowledged before me this

1986, by

president, and by

secretary of

corporation, on behalf of the corporation.

Notary Public for Oregon

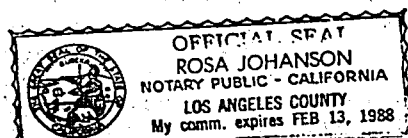
My commission expires:

(SEAL)

(If executed by a corporation, affix corporate seal)

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

NOTARY PUBLIC



STATE OF CALIFORNIA

COUNTY OF L.A.

On 8/8/86

the undersigned, a Notary Public in and for said County and State, personally appeared KIM RADZIK

known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.

Rosa Johanson

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Bill Tropp the 15th day of May A.D., 1991 at 11:08 o'clock AM., and duly recorded in Vol. M91 of Deeds on Page 9170.

FEE \$33.00

Evelyn Biehn County Clerk  
By Pauline Muehlendore



FOR NOTARY SEAL OR STAMP

