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50150

ESTOPPEL DEED

Vol. m92 Page 20079

THIS INDENTURE between **THOMAS A. CONNELL** and **JOAN A. CONNELL**, husband & wife hereinafter called the first party, and **BERT WALKER**, aka **BERT A. WALKER** 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. **M89** 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 \$ **18,207.43**, 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, second party's heirs, successors and assigns, all of the following described real property situate in **Klamath** County, State of **Oregon**, to-wit:

Lot 7 Block 1 of BELLA VISTA TRACT 1235, according to the official plat thereof on file in the office of the County Clerk of **Klamath County, Oregon**.

This deed does not merge the equitable and legal interest of the grantee. Acceptance of this Deed by second party shall not be considered assumption by second party of any encumbrance or debt of first party.

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

(CONTINUED ON REVERSE SIDE)

Thomas & Joan Connell
22091 Capistrano Lane
Huntington Beach, CA 92646

GRANTOR'S NAME AND ADDRESS

Bert A. Walker
5510 Windsor Island N.
Keizer, OR 97303

GRANTEE'S NAME AND ADDRESS

After recording return to:

Bert A. Walker
5510 Windsor Island N.
Keizer, OR 97303

NAME, ADDRESS, ZIP

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

Bert A. Walker
5510 Windsor Island N.
Keizer, OR 97303

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

#89-1089, Walker

20080



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

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 \$ 1.00

ⓐ However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 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 and its seal affixed by an officer duly authorized thereto by order of its Board of Directors.

Dated 22 Aug, 1992

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.

Thomas R. Connell
Joan A. Connell

ALL-PURPOSE ACKNOWLEDGMENT

No. 5179

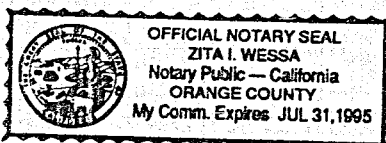
State of California

County of Orange

On Aug-22, 1992 before me, Zita I. Wessa
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared THOMAS R. CONNELL
JOAN A. CONNELL
NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Witness my hand and official seal.

Zita I. Wessa
SIGNATURE OF NOTARY

CAPACITY CLAIMED BY SIGNER

☒ INDIVIDUAL

☐ CORPORATE

OFFICER(S)

TITLE(S)

☐ PARTNER(S) ☐ LIMITED

☐ GENERAL

☐ ATTORNEY-IN-FACT

☐ TRUSTEE(S)

☐ GUARDIAN/CONSERVATOR

☐ OTHER:

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to an unauthorized document.

THIS CERTIFICATE
MUST BE ATTACHED
TO THE DOCUMENT
DESCRIBED AT RIGHT:

Title or Type of Document

Number of Pages Date of Document

Signer(s) Other than Named Above

20081

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Alan J. Bell the 2nd day
of Sept. A.D., 19 92 at 2:42 o'clock P.M., and duly recorded in Vol. M92,
of Deeds on Page 20079.

FEE \$40.00

Evelyn Biehn - County Clerk

By Carolene Mullendore