

JAMIE SCOTT DEATON AFTER RECORDING RETURN TO:

Grantor
JUDY SAY
GranteeJudy Say
P.O. Box 133
Chiloquin, Or 97624

Until a change is
requested, all tax statements
shall be sent to the following address: P.O. Box 133, Chiloquin, Oregon 97624

ESTOPPEL DEED

THIS INDENTURE between JO ANN DEATON, Personal Representative of the Estate of Jamie Scott Deaton, hereinafter called the first party, and JUDY SAY, 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 Volume No. M92, at page 7107 thereof reference to such 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 \$15,004.65, 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 the 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:

Beginning at the intersection of the Westerly line of LaLakes Avenue, and the Northerly line of Yahooskin Street of West Chiloquin Addition to Chiloquin, thence North 47 degrees 04' West parallel to Crater Lake Blvd. 140 feet to the true point of beginning; thence North 47 degrees 04' West 120 feet; thence North 30 degrees 30' East parallel to LaLakes Avenue 55.8 feet; thence South 59 degrees 30' East 117.2 feet; thence South 30 degrees 30' West 81.8 feet more or less to the true point of beginning, also referred to as Lot 42 SPINKS ADDITION to Chiloquin.

Tax Account No. R3407 034CA 00800;

M-051446

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

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; 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 the 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 \$15,004.65. 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 required, 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 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.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Jo Ann Deaton
Jo Ann Deaton, Personal Representative
of the Estate of Jamie Scott Deaton

Judy Say

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 5 day of January, 1993, by Jo Ann Deaton, Personal Representative of the Estate of Jamie Scott Deaton.



Before me, [Signature]
Notary Public for Oregon
My Commission Expires: 1-27-94

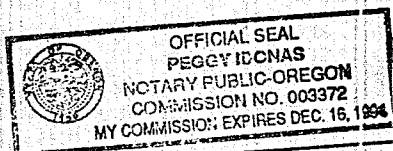
State of OREGON } ss.
County of KLAMATH

On this the 19th day of JANUARY 1993, before me,

Peggy Idonas
the undersigned Notary Public, personally appeared

Judy Say

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



Peggy Idonas
Notary's Signature

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

STATE OF OREGON: COUNTY OF KLAMATH:

Attention Notary: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to another document.

Title or Type of Document ESTOPPEL DEED
Number of Pages 2 Date of Document January 19, 1993
Signer(s) Other Than Named Above Jo Ann Deaton
Filed for record at request of Kosta, Spencer & MacArthur the 10th day
of March A.D., 19 93 at 9:03 o'clock A.M., and duly recorded in Vol. M93
of Deeds on Page 4940
By Evelyn Biehn County Clerk
Doreen Mullender

FEE \$35.00