

DEED OF TRUST
RECORDED
MAY 2 1983
MAY 2 1983
MAY 2 1983

61239

UTC 1396-6312
ESTOPPEL DEED

Vol. M3 Page 10370

THIS INDENTURE between Veronica Lacbain, Fernando Lacbain & Filomena Placio
hereinafter called the first party, and Shamrock Development Company
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. M90 at page 18728 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 \$18,376.82, 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 10, Block 7, TRACT 1083, CEDAR TRAILS

TO HAVE AND TO HOLD unto the second party, second party's heirs, successors and assigns, together with all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, unto the second party, second party's heirs, successors and assigns forever.

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

(CONTINUED ON REVERSE SIDE)

<u>Lacbain & Placio</u>	
<u>1930 Sanford Street</u>	
<u>Oxnard, Ca 93033</u>	
GRANTOR'S NAME AND ADDRESS	
<u>Shamrock Development Co.</u>	
<u>2250 Ranch Road</u>	
<u>Ashland, Or 97520</u>	
GRANTEE'S NAME AND ADDRESS	
After recording return to:	
<u>Shamrock Development Company</u>	
<u>2250 Ranch Road</u>	
<u>Ashland, Or 97520</u>	
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address.	
<u>Shamrock Dev. Co.</u>	
<u>2250 Ranch Rd.</u>	
<u>Ashland, OR 97520</u>	
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/instru-	
ment/microfilm/reception No. _____,	
Record of Deeds of said county.	
Witness my hand and seal of	
County affixed.	
NAME TITLE	
By _____ 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

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 \$
 However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).^①

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 April 18, 1993

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.

Fernando Lacbain
Veronica Lacbain
Filomena Placio

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

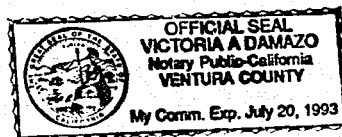
No. 5123

State of California

County of Ventura

On April 18, 1993 Before me, VICTORIA A. DAMAZO
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"
FERNANDO LACBAIN, VERONICA LACBAIN & FILOMENA
 personally appeared PLACIO
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) 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.

Victoria A. Damazo
 SIGNATURE OF NOTARY

OPTIONAL SECTION CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

☒ INDIVIDUAL

☐ CORPORATE OFFICER(S)

☐ PARTNER(S) ☐ LIMITED
☐ GENERAL

☐ ATTORNEY-IN-FACT

☐ TRUSTEE(S)

☐ GUARDIAN/CONSERVATOR

☐ OTHER:

SIGNER IS REPRESENTING:
 NAME OF PERSON(S) OR ENTITY(IES)

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

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form

OPTIONAL SECTION
 TITLE OR TYPE OF DOCUMENT Estoppel Deed
 NUMBER OF PAGES 2 DATE OF DOCUMENT April 18, 1993
 SIGNER(S) OTHER THAN NAMED ABOVE None

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 10th day
 of May A.D., 19 93 at 2:09 o'clock P. M., and duly recorded in Vol. M93
 of Deeds on Page 10370
 By Evelyn Biehn County Clerk
Caroline M. Biehn

FEE \$35.00