

63975

ESTOPPEL DEED

STEVENS-NESS LAW PUB. CO., PORTLAND, OR. 97204

Vol. 93 Page 15783

THIS INDENTURE between DIXIE F. SEVENIKER
 hereinafter called the first party, and IRVING H. HART, III and DEBORAH N. HART, Husband and Wife
 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. M92 at page 10134 thereof or as fee/file/instrument/microfilm/reception No. 44652 (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 \$ 17,736.33, 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:

The Westerly 110 feet of Lot 16, Block 48, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Lot 16; thence South along Haskins Avenue 50 feet to the Southwest corner of said Lot; thence Northeasterly along the Southerly line of said Lot 110 feet; thence Northwesterly parallel with Haskins Avenue 50 feet to Lavey Street; thence Southwesterly along Lavey Street 110 feet to the place of beginning.

CODE 1 MAP 3809-28CD TL 3900

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

(CONTINUED ON REVERSE SIDE)

Dixie F. Seveniker

GRANTOR'S NAME AND ADDRESS

Irving H. Hart III and Deborah N. Hart
 2052 Lavey
 Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Neal G. Buchanan
 601 Main Street, Suite 215
 Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Irving H. Hart III and Deborah N. Hart
 2052 Lavey
 Klamath Falls, Oregon 97601

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

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 none other

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 \$ -0-

⑩ However, the actual consideration consists of or includes other property or value given or promised which is ~~part of the~~ consideration (indicate which), being in lieu of foreclosure.

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 30, 19 93

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.

Dixie F. Seveniker
Dixie F. Seveniker

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

STATE OF OREGON,)
County of Klamath) ss.
The foregoing instrument was acknowledged before me this June 30, 1993, by Dixie F. Seveniker

(ORS 194.570)

STATE OF OREGON, County of) ss.
The foregoing instrument was acknowledged before me this , 19 , by , president, and by secretary of

a corporation, on behalf of the corporation.

Marsha Corine
Notary Public for Oregon

(SEAL)

My commission expires: 11-7-95

Notary Public for Oregon

My commission expires:

(SEAL)

(If executed by a corporation, affix corporate seal)



STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

on this 1st day of July A.D. 19 93
at 3:25 o'clock P.M. and duly recorded
in Vol. M93 of Deeds Page 15783

Evelyn Biehn County Clerk

By *Dixie F. Seveniker* Deputy.

Fee, \$35.00