

69841 10-18-93A10:35 RCVD ATC 40674 Vol. m93 Page 27142
ESTOPPEL DEED

THIS INDENTURE between VIRGINIA N. MAYUGA
hereinafter called the first party, and FN REALTY SERVICES, INC., A CALIFORNIA CORPORATION, AS AGENT*
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. M91 12283 at page 12283 thereof or as fee/file/instrument/microfilm/reception No. 31190 (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 \$ 12,100.00, 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:

*FOR ASPEN TITLE AND ESCROW, INC., AN OREGON CORPORATION AS TRUSTEE FOR PERLA ENTERPRISES, INC., AN OREGON CORPORATION AND WESTERN ZAPATA LAND CORPORATION, A NEVADA CORPORATION.

LOT 19, BLOCK 11, TRACT 1107, FIRST ADDITION
SPRAGUE RIVER PINES

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

(CONTINUED ON REVERSE SIDE)

VIRGINIA N. MAYUGA
P O BOX 7078
TAMUNING GUAM 96911
GRANTOR'S NAME AND ADDRESS

FN REALTY SERVICES, INC.
222 E HUNTINGTON DR, 2ND FLR
MONROVIA CA 91016
GRANTEE'S NAME AND ADDRESS

After recording return to:
ROBERT PERLA
1922 Stradella Road
Los Angeles, Calif. 90077
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
FN REALTY SERVICES, INC.
222 E. Huntington Dr. 2nd Floor
Monrovia, California 91016
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

SPACE RESERVED
FOR
RECORDER'S USE

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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

NONE

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 \$ 10.00

⓪ However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). ⓪

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 August 3, 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.

VIRGINIA N. MAYOGA

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

STATE OF OREGON,

County of _____

This instrument was acknowledged before me on _____, 19____, by _____

Notary Public for Oregon

(SEAL)

My commission expires:

STATE OF OREGON,

County of _____

This instrument was acknowledged before me on _____, 19____, by _____

as _____

of _____

Notary Public for Oregon

(SEAL)

My commission expires:

NOTE—The sentence between the symbols ⓪, if not applicable, should be deleted. See ORS 93.030.

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Certificate of Acknowledgment of Execution of an Instrument

Republic of the Philippines
(Country)
City of Manila
(County and/or other political division)
Embassy of the United States
(County and/or other political division)
of America
(Name of foreign service office)

SS:

I, John C. Kmetz, a Vice Consul
of the United States of America at Manila, Philippines
duly commissioned and qualified, do hereby certify that on this 3rd
day of August 1993, before me personally appeared -----
(DATE)
-----VIRGINIA N. MAYUGA-----

to me personally known, and known to me to be the individual--described in, whose
name is subscribed to, and who executed the annexed instrument, and being
informed by me of the contents of said instrument she duly acknowledged to me
that she executed the same freely and voluntarily for the uses and purposes therein
mentioned.

[SEAL]

In witness whereof I have hereunto set my hand and
official seal the day and year last above written.

John C. Kmetz
JOHN C. KMETZ

Vice Consul of the United States of America.

90-1043(1)

NOTE.--Wherever practicable all signatures to a document should be included in one certificate.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 18th day
of Oct. A.D. 19 93 at 10:35 o'clock A M., and duly recorded in Vol. M93
of Deeds on Page 27142

FEE \$40.00

Evelyn Biehn County Clerk

By Dan L. Hunsaker