

71332

11-16-93A10:41 RCVD

ESTOPPEL DEED

ATC 40757 Vol. m 93 Page 30210

THIS INDENTURE between Luciano P. Reyes hereinafter called the first party, and FN Realty Services, Inc., a California Corporation hereinafter called the second party; WITNESSETH: as agent for Aspen Title and Escrow, Inc., an Oregon Corporation as Trustee in Trust.

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. M-91 at page 12115 thereof or as fee/file/instrument/microfilm/reception No. 31095 (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 \$12,202.60, 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 13, Block 8, Tract No. 1107, FIRST ADDITION TO SPRAGUE RIVER PINES, in the County of Klamath, State of Oregon.

CODE 116 MAP 3408-22CO TL 8000

\*\*Perla Enterprises, Inc., an Oregon Corporation and Western Zapata Land Corp., a Nevada Corporation

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

(CONTINUED ON REVERSE SIDE)

Luciano P. Reyes

P.O. Box 7078

Tamuning, Guam 96931

GRANTOR'S NAME AND ADDRESS

FN Realty Services, Inc. as agent  
for Aspen Title & Escrow, Inc.  
222 East Huntington Dr., 2nd Floor  
Monrovia, CA 91016

After recording return to:

Robert Perla  
1922 Stradella Road  
Los Angeles, California 90077

NAME, ADDRESS, ZIP

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

FNRS Financial Corporation  
222 East Huntington Dr.  
Monrovia, Calif. 91016  
Attention: Legal Department

SPACE RESERVED  
FOR  
RECORDER'S USE

Territory of GUAM USA  
STATE OF OREGON, ss.  
County of CITY OF MONROVIA

I certify that the within instrument was received for record on the 0210 day of November 1992 at 3:37 o'clock P.M. and recorded in book/reel/volume No. on page 45-46 or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Notary Public Deputy

30211

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 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 11-3, 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.

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

STATE OF OREGON, Territory of Guam USA  
 County of City of Agaña ss.

This instrument was acknowledged before me on 03 November, 1993, by undesignated notary public in and for the Territory of Guam USA

Rosemarie Q. Quintanilla  
 Notary Public for Oregon

(SEAL)

My commission expires: 03-16-97

STATE OF OREGON, ss.

County of

This instrument was acknowledged before me on

19\_\_\_\_, by

as

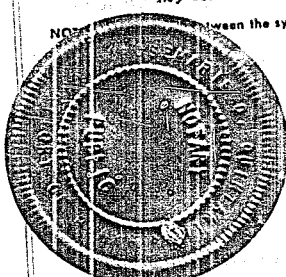
of

Notary Public for Oregon

(SEAL)

My commission expires:

NOTE: Between the symbols ①, if not applicable, should be deleted. See ORS 93.030.



ROSEMARIE Q. QUINTANILLA  
 NOTARY PUBLIC  
 In and for the Territory of Guam  
 My Commission Expires: Mar. 16, 1997

STATE OF OREGON, ss.  
 County of Klamath

Filed for record at request of:

Aspen Title co  
 on this 16th day of Nov., A.D. 19 93  
 at 10:41 o'clock A M. and duly recorded  
 in Vol. M93 of Deeds Page 30210  
 Evelyn Biehn County Clerk  
 By [Signature] Deputy

Fec. \$35.00