

CA

73063

K-4137
STOPPEL DEED

Vol 93 Page 33941

THIS INDENTURE between Delia N. Sandoval
hereinafter called the first party, and Realvest, Inc., A Nevada Corporation
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. M83 at page _____ 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 \$ 9098.89, 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:

Lot 78 in Block 12 Klamath Falls Forest Estates, Plat #1, Highway 66 Unit,
according to the official plat thereof on file in the office of the
county Clerk of Klamath County Oregon.

STATE OF OREGON, COUNTY OF

STATE OF OREGON, COUNTY OF

(If the subject of the record is a foreclosure)

(If the subject is a foreclosure)

Dated October 1 1983

DELIA N. SANDOVAL

and undersigned, as agent of the power of attorney

bearing its full and correct copy attached hereto and its contents are hereby certified by the undersigned

IN WITNESS WHEREOF, the first party, upon having been advised of the contents of this instrument, has hereunto set her hand and seal, and the second party, its duly authorized officer, has hereunto set his hand and seal, and the same have been signed and sealed in the presence of the undersigned, who are acting as witnesses.

Witness my hand and seal this 1st day of October, 1983, at Klamath Falls, Oregon.

In testimony whereof, I have hereunto set my hand and seal, and the same have been signed and sealed in the presence of the undersigned, who are acting as witnesses.

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

(CONTINUED ON REVERSE SIDE)

1. The first party, upon having been advised of the contents of this instrument, has hereunto set her hand and seal, and the second party, its duly authorized officer, has hereunto set his hand and seal, and the same have been signed and sealed in the presence of the undersigned, who are acting as witnesses.

2. The first party, upon having been advised of the contents of this instrument, has hereunto set her hand and seal, and the second party, its duly authorized officer, has hereunto set his hand and seal, and the same have been signed and sealed in the presence of the undersigned, who are acting as witnesses.

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STATE OF OREGON,

County of _____

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.

GRANTOR'S NAME AND ADDRESS

GRANTOR'S NAME AND ADDRESS

GRANTOR'S NAME AND ADDRESS

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GRANTOR'S NAME AND ADDRESS

After recording return to:

Realvest, Inc.

63 Calle Industrias #487

San Clemente CA 92672

NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

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NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

By _____ Deputy

33055

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

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) the whole

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 October 1, 1983

Delia N. Sandoval

(If executed by a corporation,
affix corporate seal)

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

STATE OF OREGON, CALIF.

(ORS 194.570)

STATE OF OREGON, County of

ss.

The foregoing instrument was acknowledged before me this

19, by

President, and by

Secretary of

County of Los Angeles

The foregoing instrument was acknowledged before

me this 1st day of October, 1983, by

Delia N. Sandoval

Notary Public for Oregon

My Commission Expires May 24, 1985

OFFICIAL SEAL

DARLENE PONDER

NOTARY PUBLIC - CALIFORNIA

PRINCIPAL OFFICE: 1524 85

LOS ANGELES COUNTY

My Commission Expires May 24, 1985

STATE OF OREGON: COUNTY OF KLAMATH ss.

Filed for record at request of Klamath County Title Co the 20th day

of Dec. A.D., 19 93 at 3:37 o'clock P. M. and duly recorded in Vol. M93

of Deeds on Page 33941

FEE \$35.00

Evelyn Biehn County Clerk

By Christine Mulhens

CV

15-50-03603-24-6040