

FORM No. 240-DEED-ESTOPPEL (in lieu of foreclosure) (Individual or Corporate)

74844 01-21-94P01:23 RCVD ESTOPPEL DEED

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THIS INDENTURE between KENNETH W. GLOVER hereinafter called the first party, and REALVEST INC A NEXTAQA 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. M-93 at page 22212 thereof or as fee/file/instrument/microfilm/reception No. 67300 (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 \$ 5,950.00, 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 CLATSOP County, State of OREGON, to-wit:

LOT 17, Block 38, NINIROD RIVER PARK 4TH ADDITION
LOT 19, Block 38, NINIROD RIVER PARK 4TH ADDITION
LOT 68, Block 49, NINIROD RIVER PARK 4TH ADDITION

All in Clatsop County - OREGON

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

KENNETH W. Glover
Banner Circle
L.V. NV. 84102
Realvest Inc
2001 E. FLAMINGO BLVD
L.V. NV. 89419
GRAND-ee
NAME, ADDRESS, ZIP

STATE OF OREGON,
County of CLATSOP ss.
I certify that the within instrument was received for record on the 19 day of 19 at 11 o'clock AM, and recorded in book/reel/volume No. 67300 page 22212 or as fee/file/instrument/microfilm/reception No. 67300 Record of Deeds of said county.
Witness my hand and seal of County affixed.
NAME TITLE
By GRAND-ee 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) 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 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 name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

Dated 10/20/93, 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.

Kenneth W. Glover
- OREGON

State of California
County of Riverside
On 10/20/93 before me, Ryan D. Clare
(DATE) (NAME, TITLE OF OFFICER - I, JANE DOE, NOTARY PUBLIC)
personally appeared Kenneth W. Glover
(NAME(S) OF SIGNER(S))

RIGHT THUMBPRINT (OPTIONAL)

TOP OF THUMB HERE

CAPACITY CLAIMED BY SIGNER(S)

☒ INDIVIDUAL(S)
☐ CORPORATE

OFFICER(S) _____
☐ PARTNER(S) (TITLE(S))
☐ ATTORNEY IN FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

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

☒ personally known to me - OR -

☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/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.



Ryan D. Clare

(SEAL)

(SIGNATURE OF NOTARY)

ATTENTION NOTARY: The information requested below is OPTIONAL. It could, however, prevent fraudulent attachment of this certificate to any unauthorized document.

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

Title or Type of Document Estoppel Deed
Number of Pages _____ Date of Document 10/20/93
Signer(s) Other Than Named Above _____

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Reslvest the 21st day
of Jan A.D., 19 94 at 1:23 o'clock P.M., and duly recorded in Vol. M94
of Deeds on Page 2315

FEE \$35.00

Evelyn Biehn - County Clerk
By Darlene Mullins