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75928

ESTOPPEL DEED

ATC 40716 Vol m94 Page 4656

THIS INDENTURE between ROMAN C. PEL and RUBY C. PEL, husband and wife, hereinafter called the first party, and FN REALTY SERVICES, INC., a California 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-88 at page 20566 thereof and/or as fee/file/instrument/microfilm/reception No. 94551 (state which), reference to those records hereby being made, and the notes and indebtedness secured by the 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 \$8,428.22, the same being now in default and the 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 the property in satisfaction of the indebtedness secured by the mortgage and the second party does now accede to that request.

NOW, THEREFORE, for the consideration hereinafter stated (which includes the cancellation of the notes and indebtedness secured by the 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 situated in Klamath County, State of Oregon, to-wit:

Lot 24, Block 22, Tract 1113, OREGON SHORES UNIT 2, in the County of

Klamath, State of Oregon.

CODE 138 MAP 3507-18AC TL 6200

COPIES OF THIS INSTRUMENT TO BE FILED IN THE PUBLIC RECORDS OF THE COUNTY OF OREGON, IN THE OFFICE OF THE CLERK OF THE COUNTY OF OREGON, IN THE CITY OF ASTORIA, OREGON, FOR THE PURPOSE OF RECORDING THE SAME.

DATE 10/10/94

IN WITNESS WHEREOF, the first party has caused this instrument to be signed by its duly authorized officer, and the second party has caused this instrument to be signed by its duly authorized officer, and the same to be attested by the undersigned.

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

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Roman C. Pel and Ruby C. Pel
314 Gardenia Avenue
Latte Heights, Guam 96923
FN Realty Services, Inc.
222 East Huntington Dr., 2nd Floor
Monrovia, CA 91016

Grantor's Name and Address

Robert Perla
1922 Stradella Road
Los Angeles, Calif. 90077

Until requested otherwise send all tax statements to (Name, Address, Zip):

FNRS Financial Corp.
222 East Huntington Dr.
Monrovia, Calif. 91016-3524

Attention: Legal Department

STATE OF OREGON
County of

I certify that the within instrument was received for record on the 10 day of October, 1994, at 10 o'clock P.M., and recorded in book/reel/volume No. 141 on page 141 and/or as fee/file/instrument/microfilm/reception No. 141.

Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME TITLE

By 1 Deputy



TO HAVE AND TO HOLD the same unto the 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 the property, free and clear of incumbrances except the 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 the 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 the premises hereby is surrendered and delivered to the 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 the premises directly or indirectly, in any manner whatsoever, except as set forth above.

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 the whole 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 name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Dated Jan 19, 1994

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.

[Signature]
Duby & P

STATE OF OREGON, County of TERRITORY OF GUAM) ss.

This instrument was acknowledged before me on January 19th, 1994,

by Alma A. Alojapan

as Notary Public

of Agaña, Guam

[Signature]
Alma A. Alojapan

Notary Public for Oregon

My commission expires

NOTE: The sentence between the symbols 0, if not applicable, should be deleted. See ORS 93.030. My Commission Expires Aug. 05, 1997
P.O. Box 2388, Agaña, Guam 96910

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 10th day of Feb, A.D., 19 94 at 3:43 o'clock P.M., and duly recorded in Vol. M94 of Deeds on Page 4656

Evelyn Biehn County Clerk
By *[Signature]*

FEE \$35.00