02-22-94P02:29 RCVD

ESTOPPEL DEED

Volm94 Page 5822

THIS INDENTURE between WALTER COBURN

hereinafter called the first party, and ... REALVEST. INC. .. A NEVADA CORPORATION

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นี้เกรมที่ที่ได้แต้นผู้เริ่มที่สามารถ และเมื่อเมา กูลสำคาสที่ กรุสุ การ การค

23 From Only wally !

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. 14-93 at page 2147 thereof or as fee/file/instrument/microfilm/reception No. 6862 (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 \$. 7,500.00, 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.

LOT 2, BLOCK 99 and LOT 38, BLOCK 93, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 PLAT, UNIT 4, and IOT 12 BLOCK 60 and IOT 84, BLOCK 12, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 PLAT 1, KLAMATH COUNTY, OREGON.

together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertain-ICONTINUED ON REVERSE SIDE

> SPACE RESERVEN FOR RECORDER'S USE

- WALTER-G-COBURN
REALVEST, INC.
AS VEGAS, NV 89102
Alfer recording rotum to: REALVEST, INC.
4615 FAIRCENTER PKWY #125 LAS VEGAS, NV 89102 NAME, ADDRESS, ZIP
ntil a charge is requested all tax statements shall be sent to the following address. REALVEST. INC.
4615 FAIRCENTER PKWY. #125 LAS VEGAS, NV 88102.

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STATE OF OREGON,
County of \$53.
I certify that the within instrument
was received for record on the day
of
o'clock
in book/reel/volume No
page or as lee/file/instru-
ment/microfilm/reception No
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

TO HAVE AND TO HOLD the same unto said second party, second party, second party, shers, successors and assigns forever. And the first party of lites party and first party she is and legial representative, does covenant to and with the second party, second party; heir, 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 frust 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 ell persons whomover, other than the lines 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 ull redemption rights which the first party will war 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 dures, undue influence, or misrepresentation by the second party, or second party's representatives, egents or extentions, 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 deliters, in \$1.74.00. OHowever, the actual consideration paid for this transfer, stated in terms of deliters, in \$2.74.00. OHowever, the actual consideration consists of or includes other property or value given or promised which is great of the consideration in the state of	The American	
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