

91420

ESTOPPEL DEED

Vol. MG4 Page 35733

THIS INDENTURE between MARGARET A. CATERER
 hereinafter called the first party, and MYRTLE R. VAN MEETER
 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. 224 at page 26289 thereof and/or as fee/file/instrument/microfilm/reception No. 86594 (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, or which notes and indebtedness there is now owing and unpaid the sum of \$ 72,100.47, 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:

THE SOUTH 68 FEET OF TRACT 13, VICTORY ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. EXCEPTING THEREFROM THE WESTERLY 10 FEET CONVEYED TO KLAMATH COUNTY BY DEED RECORDED JANUARY 24, 1941 IN VOLUME 135, PAGE 65, DEED RECORDS OF KLAMATH COUNTY, OREGON.

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

(CONTINUE ON REVERSE SIDE)

Grantor's Name and Address 		STATE OF OREGON, County of _____ } ss. 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 _____ and/or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said County. Witness my hand and seal of County affixed.
Grantee's Name and Address After recording return to (Name, Address, Zip): <u>MYRTLE R. VAN MEETER</u> <u>912 SUSAN LEE LANE</u> <u>MODesto, CA. 95350</u>		
Until requested otherwise send all tax statements to (Name, Address, Zip): <u>MYRTLE R. VAN MEETER</u> <u>912 SUSAN LEE LANE</u> <u>MODesto, CA. 95350</u>		SPACE RESERVED FOR RECORDER'S USE By _____, Deputy

11-21-94PC2:47 RCVD

30-2nd

35733A

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 \$ NONE.
① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ② part of the

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 November 21, 1994

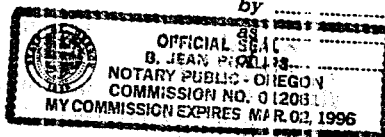
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Margaret A. Calver

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on November 21, 1994

by Margaret A. Calver
his instrument was acknowledged before me on _____, 19____



B. Jean P. [Signature]
My commission expires 3-2-96 Notary Public for Oregon

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of November A.D., 19 94 at 2:47 o'clock P. M., and duly recorded in Vol. M94
of Deeds on Page 35733

FEE \$30.00

Evelyn Biehn
By [Signature] County Clerk