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12-20-94P02:09 RCVD

ESTOPPEL DEED

Vol. m94 Page 38329

THIS INDENTURE between Bobby W. and Mary Ann Smith husband and wife
hereinafter called the first party, and Lynn G Westwood and Lisa Rae Westwood
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. M92 at page 17907 thereof or as fee/file/instrument/microfilm/reception No. 48796
(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 \$.9151.48, 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 Klamath County,
State of OREGON, to-wit:

KLAMATH FALLS FOREST ESTATES, Highway 66 Unit, Plat NO.1, Lot 2, Block 23

together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertain-
ing;

(CONTINUED ON REVERSE SIDE)

Bobby W. & Mary Ann Smith
C/O Neskowin Creek RV Resort
50500 HWY 101, Neskowin, OR 97149

GRANTOR'S NAME AND ADDRESS

L & L WESTWOOD

P.O. BOX 924

KLAMATH FALLS, OR 97601-0049

GRANTEE'S NAME AND ADDRESS

After recording return to:

L & L WESTWOOD

P.O. BOX 924

KLAMATH FALLS, OR 97601-0049

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

L & L WESTWOOD

P.O. BOX 924

KLAMATH FALLS, OR 97601-0049

NAME, ADDRESS, ZIP

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 _____ or as fee/file/instru-
ment/microfilm/reception No. _____,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

NAME

TITLE

By _____ Deputy

40 ch

NEWVILLE, OREGON, 01-21-0013

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 \$full consideration. However, the actual consideration consists of or includes other property or value given or promised which is 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 corporate name to be signed and its seal affixed by an officer duly authorized thereto by order of its Board of Directors.

Dated 10-31, 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.

Bobby W. Smith

Mary Ann Smith

Mary Ann Smith

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

STATE OF OREGON,

County of _____

ss.

This instrument was acknowledged before me on _____, 19____, by _____

See attached

Notary Public for Oregon

(SEAL)

My commission expires: _____

STATE OF OREGON,

County of _____

ss.

This instrument was acknowledged before me on _____, 19____, by _____

as _____

of _____

Notary Public for Oregon

(SEAL)

My commission expires: _____

NOTE—The sentence between the symbols ⓪, if not applicable, should be deleted. See ORS 93.030.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

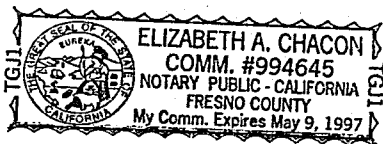
38331

No. 5907

State of Calif.
County of Fresno

On 10-31-94 before me, Elizabeth A. Chacon
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"
personally appeared Bobby W. Smith & Mary Ann Smith
NAME(S) OF SIGNER(S)

☐ 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.

Elizabeth A. Chacon
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
☐ CORPORATE OFFICER
- TITLE(S)
- ☐ PARTNER(S) ☐ LIMITED
☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

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

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of L&L Westwood the 20th day
of Dec A.D., 19 94 at 2:09 o'clock P.M., and duly recorded in Vol. M94
of Deeds on Page 38329

FEE \$40.00

Evelyn Biehn County Clerk
By Lauren Mulender