

NA

1749

ESTOPPEL DEED
MORTGAGE OR TRUST DEED Vol. 115 Page 16109

THIS INDENTURE between Mateo M. Llarenas and Ana R. Llarenas, 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-91 at page 2994 thereof and/or as fee/file/instrument/microfilm/reception No. 26027 (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 \$23,340.16, 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 25, Block 1, Tract No. 1029, SPRAGUE RIVER PINES, in the County of Klamath, State of Oregon.

CODE 116 MAP 3408-21DO TL 2400

**as agent for Aspen Title and Escrow, Inc., an Oregon Corporation as Trustee for Perla Enterprises, Inc., an Oregon Corporation and Western Zapata Land Corp., a Nevada Corporation

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

The true and actual consideration for this conveyance is \$ 1 - (Here comply with ORS 93.030.)

(CONTINUED ON REVERSE SIDE)

Mateo M. and Ana R. Llarenas

P.O. Box 9533

Tamuning, Guam 96931

Grantor's Name and Address
 FN Realty Services, Inc.

116 N. Maryland, Lower Level
 Glendale, CA 91206

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Robert M. Perla
 1922 Stradella Road
 Los Angeles, CA 90077

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

Weststar Loan Servicing, Inc.
 116 N. Maryland, Lower Level
 Glendale, CA 91206

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.

NAME

TITLE

By _____, Deputy

SPACE RESERVED
 FOR
 RECORDER'S USE

06-20-95A11-20 RCD

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.

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, 19.....

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Mateo M. Llorenas
Ana R. Llorenas
Territory of Guam, City of Agaña

STATE OF OREGON, County of

This instrument was acknowledged before me on June 5, 1995, by *Mateo M. Llorenas*

This instrument was acknowledged before me on June 5, 1995, by *Ana R. Llorenas*

as the first parties to this instrument of the Territory of Guam

Angelina T. Herrera

Notary Public for Oregon

My commission expires June 24, 1996

ANGELINA T HERRERA

NOTARY PUBLIC

IN AND FOR THE TERRITORY OF GUAM

MY COMMISSION EXPIRES JUNE 24, 1996

P O. BOX 9322, TAMUNING, GUAM 96931

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 20th day of June A.D., 1995 at 11:20 o'clock A.M., and duly recorded in Vol. M95 of Deeds on Page 16109

FEE \$35.00

Bernetha G. Letcher, County Clerk
Bernetha G. Letcher