

NA

3674

ATC # 04043321

ESTOPPEL DEED
MORTGAGE OR TRUST DEED

Vol. 1195 Page 20016

THIS INDENTURE between MICHAEL WILLIAM DIETZ
hereinafter called the first party, and CLAUDE B. PARRISH and EDITH M. PARRISH, husband and
hereinafter called the second party; WITNESSETH:
wife

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-92 at page 29627 thereof and/or as fee/file/instrument/microfilm/reception No. 55120
(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 \$27,631.56, 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:

SEE ATTACHED EXHIBIT "A"

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

The true and actual consideration for this conveyance is \$ Unpaid Balance of Trust Deed (Here comply with ORS 93.030.)
27,631.56

(CONTINUED ON REVERSE SIDE)

Grantor's Name and Address
Grantee's Name and Address
After recording return to (Name, Address, Zip): Claude B. & Edith M. Parrish 4141 Hildebrand Dairy, Oregon 97625
Until requested otherwise send all tax statements to (Name, Address, Zip):

SPACE RESERVED
FOR
RECORDER'S USE

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/instru-
ment/microfilm/reception No.
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

NAME TITLE
By, 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.

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 7/25/95, 19.....

Michael

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.

STATE OF OREGON, County of) ss.

This instrument was acknowledged before me on, 19....., by

This instrument was acknowledged before me on, 19....., by as of

Notary Public for Oregon

My commission expires

EXHIBIT "A"

PARCEL 1:

A parcel of land situated in the NE 1/4 NW 1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of the NE 1/4 NW 1/4 of said Section 34; thence North 89 degrees 41' West a distance of 872 feet; thence North a distance of 30 feet to an iron pin on the North line of the Dairy-Bonanza Highway, said point being 30 feet North of the Southwest corner of that tract of land described in Book 170 at Page 175, Deed Records of Klamath County, Oregon; thence North 89 degrees 41' West along the North line of said highway a distance of 53.05 feet to a one-half inch iron pin on the true point of beginning of this description; thence North 03 degrees 14' East a distance of 105.31 feet to a one-half inch iron pin; thence South 47 degrees 54' West a distance of 26.86 feet to a one-half inch iron pin on the interior corner of that tract of land described in Book 333 at Page 607, Deed Records of Klamath County, Oregon; thence South 66 degrees 28' West to the Easterly line of the Dairy-Bonanza Highway; thence Southerly and Easterly following the Easterly and Northerly line of said highway to the true point of beginning of this description.

PARCEL 2:

A tract of land situated in the NE 1/4 NW 1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point that is North 89 degrees 41' West a distance of 872 feet and North a distance of 30 feet from the Southeast corner of the NE 1/4 NW 1/4 of said Section 34; thence North a distance of 148.0 feet to an iron pin in the center line of the Horsefly Irrigation Ditch; thence North 9 degrees 12' West 54.96 feet to an iron pin on the Southerly line of the Klamath Falls-Lakeview Highway; thence South 61 degrees 23' West along the Southerly line of said Highway a distance of 97.68 feet to the true point of beginning; thence South 22 degrees 02' East a distance of 72.28 feet to an iron pin; thence South 66 degrees 28' West to the Easterly line of the Dairy-Bonanza Highway; thence Northerly and Easterly following the Southerly line of the Dairy-Bonanza Highway and the Klamath Falls-Lakeview Highway to the point of beginning.

Continued on next page

EXHIBIT "A" CONTINUED

PARCEL 3:

A parcel of land situated in the NE 1/4 NW 1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of the NE 1/4 NW 1/4 of said Section 34; thence North 89 degrees 41' West a distance of 873 feet; thence North a distance of 30 feet to an iron pin on the North line of the Dairy-Bonanza Highway, said point being 30 feet North of the Southwest corner of that tract of land described in Book 170 at Page 175, Deed Records of Klamath County, Oregon; thence North 89 degrees 41' West along the North line of said highway a distance of 53.05 feet to a 1/2 inch iron pin; thence North 03 degrees 14' East a distance of 105.31 feet to a 1/2 inch iron pin on the true point of beginning of this description; thence North 47 degrees 54' East a distance of 63.49 feet to a 1/2 inch iron pin in the centerline of the Horsefly Irrigation Ditch, said point being in the Easterly line of that land described in Book 333 at Page 607, Deed Records of Klamath County, Oregon; thence North 09 degrees 12' West a distance of 54.96 feet to an iron pin on the Southerly line of the Klamath Falls-Lakeview Highway; thence Southwesterly along the Southerly line of said highway to an iron pin that bears South 61 degrees 23' West a distance of 97.68 feet from the last mentioned point; thence South 22 degrees 02' East a distance of 72.28 feet to an iron pin (this distance is 72.78 feet by the description in said deed recorded); thence North 47 degrees 54' East a distance of 26.86 feet to the true point of beginning of this description.

EXCEPTING THEREFROM any portion of the above described property lying within the highways right of ways.

CODE 37 MAP 3811-V34BO TL 900
CODE 37 MAP 3811-V34BO TL 1000
CODE 37 MAP 3811-V34BO TL 1100

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

20020

State of California

County of Riverside

On July 25, 1995 before me, Cynthia L. Shelton, Notary Public

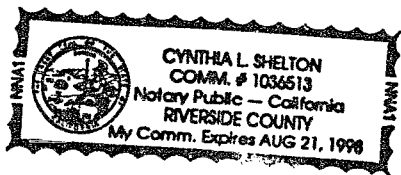
DATE

NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Michael W. Dietz

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.

Cynthia L. Shelton
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

Estoppel Deed Mortgage
or Trust Deed
TITLE OR TYPE OF DOCUMENT

3
NUMBER OF PAGES

7-25-95
DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Aspen Title & Escrow the 1st day
of Aug A.D., 19 95 at 11:16 o'clock A M., and duly recorded in Vol. M95
of Deeds on Page 20016

FEE \$50.00

By Bernetha G. Letsch County Clerk