

5503

13067597

ESTOPPEL DEED
MORTGAGE OR TRUST DEED

Vol. M95 Page 23691

THIS INDENTURE between LORELEI L. GOLTZ

hereinafter called the first party, and ~~MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY~~ THE TRUSTEES hereinafter called the second party; **WITNESSETH: OF THE DON B. AND LOUISE C. MILLER TRUST.**

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. M91 at page 18924 thereof and/or as fee/file/instrument/microfilm/reception No. 34806 (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 \$ 7871.88, 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 Westerly 68 feet of Lot 6 in Block 3 of FAIRVIEW ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath county, Oregon.

MOUNTAIN TITLE COMPANY, has recorded this instrument by recording an accommodation only, and has not intended to convey title and sufficiency or as to its effect upon the title to any real property that may be described therein.

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

The true and actual consideration for this conveyance is \$ TO DEED BACK (Here comply with ORS 93.030.)

(CONTINUED ON REVERSE SIDE)

| | |
|--|--|
| Grantor's Name and Address | |
| Grantee's Name and Address | |
| After recording return to (Name, Address, Zip): | |
| <u>DON MILLER</u> | |
| <u>2511 PATTERSON ST</u> | |
| <u>KLAMATH FALLS, OR 97603</u> | |
| Until requested otherwise send all tax statements to (Name, Address, Zip): | |
| <u>DON MILLER</u> | |
| <u>2511 PATTERSON ST</u> | |
| <u>KLAMATH FALLS, OR 97603</u> | |

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/instrument/microfilm/reception No. _____, Record of Deeds of said County.
Witness my hand and seal of County affixed.

NAME _____ TITLE _____
By _____, Deputy

08-31-95P03:52 RCVD

RECORDED BY 31203

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 THERE OF RECORD APARENT APON THE LAND IF ANY AS OF DATE OF THIS DEED.

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 AUG. 22, 1995

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.

[Signature]

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 _____

See attached
for correct Notary Wording

My commission expires _____ Notary Public for Oregon

[Faint, mostly illegible text from the reverse side of the document is visible through the paper.]

2303

RECORDED BY 31203

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

23693

State of California
 County of San Bernardino
 On 8-28-95 before me, Patricia A. Mason, Notary Public
 personally appeared Lorelei L. Goltz
Name and Title of Officer (e.g., "Jane Doe, Notary Public")
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.

Patricia A. Mason
Signature of Notary Public

OPTIONAL

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

Description of Attached Document

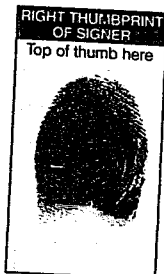
Title or Type of Document: Estoppel Deed
 Document Date: 8-22-95 Number of Pages: 1
 Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: Lorelei L. Goltz

- ☒ Individual
- ☐ Corporate Officer
 Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

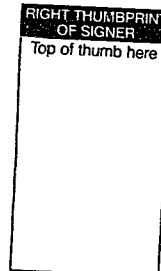
Signer Is Representing: _____



Signer's Name: _____

- ☐ Individual
- ☐ Corporate Officer
 Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____



STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Mountain Title Company
 of August A.D., 19 95 at 3:52 o'clock P M., and duly recorded in Vol. M95
 of Deeds on Page 23691

FEE \$40.00

By Bernetha G. Lisch County Clerk