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10152

ESTOPPEL DEED

Vol. m95 Page 33288

THIS INDENTURE between CAMERON T. MILLER & NANCY E. MILLER, husband and wife
hereinafter called the first party, and ALBIN B. MIKOLAJCZYK
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. M94 at page 31225 thereof and/or as fee/file/instrument/microfilm/reception No. 89224 (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 \$ 32,266.78, 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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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

(CONTINUED ON REVERSE SIDE)

Cameron T. & Nancy E. Miller
1365 Miravalle Ave.
Los Altos, CA 94024

Grantor's Name and Address

Albin B. Mikolajczyk
702 Elizabeth Drive
Orange, CA 92667

Grantee's Name and Address

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

Albin B. Mikolajczyk
702 Elizabeth Drive
Orange, CA 92667

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

Albin B. Mikolajczyk
702 Elizabeth Drive
Orange, CA 92667

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

12-05-95P03:43 RCVD

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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 \$ 0

① However, the actual consideration consists of or includes other property or value given or promised which is ^{the whole} _{part of the} consideration (indicate which).①

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 11/2/95, 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.

Cameron T. Miller

Cameron T. Miller

Nancy E. Miller

Nancy E. Miller

CALIFORNIA

STATE OF OREGON, County of

This instrument was acknowledged before me on 11-22 19 95, by Cameron T. Miller and Nancy E. Miller

This instrument was acknowledged before me on 11-22 19 95,

by

as

of

Notary Public for ^{CALIFORNIA} ~~Oregon~~

My commission expires

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

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11/2/95

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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State of CALIFORNIA

County of SANTA CLARA

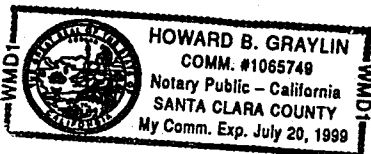
On 11/22/95 before me, HOWARD B. GRAYLIN, Notary

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared CAMERON T. & NANCY E. MILLER

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.

Howard B. Graylin
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: 11/2/95 Number of Pages: 2 (sides)

Signer(s) Other Than Named Above: NONE

Capacity(ies) Claimed by Signer(s)

Signer's Name: CAMERON T.

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

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer Is Representing:

Signer's Name: NANCY E.

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

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer Is Representing:

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1 of Minor Land Partition 24-88, more particularly described as follows:

A tract of land situated in Government Lots 6 and 11 of Section 18, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of Parcel 3 of Minor Land Partition 36-83, from which the N1/4 corner of said Section 18 bears North 00 degrees 09' 35" East 1282.76 feet; thence South 89 degrees 06' 14" West 493.51 feet to the Northwest corner of said Parcel 3; thence South 00 degrees 54' 18" East, along the West line of said Parcel 3, 172.06 feet; thence North 89 degrees 06' 14" East 490.31 feet to the East line of said Parcel 3; thence North 00 degrees 09' 35" East 172.09 feet to the point of beginning, with bearings based on survey of Minor Land Partition No. 24-88.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title the 5th day
of Dec A.D., 19 95 at 3:43 o'clock P M., and duly recorded in Vol. M95,
of Deeds on Page 33288.

FEE \$45.00

Bernetha G. Letsch, County Clerk
By Annette Mueller