

11318

ESTOPPEL DEED  
MORTGAGE OR TRUST DEED

THIS INDENTURE between JOSEPH G. JACKSON and JEAN L. JACKSON  
hereinafter called the first party, and GEORGE A. PONDELLA JR. and DONALD E. BAILEY  
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. at page thereof and/or as fee/file/instrument/microfilm/reception No. (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 \$ 1,662.62, 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:

That portion of the NE 1/4 of SW 1/4 of Section 35, Township 34 South, Range 8 East. W.M.  
That lay s Southerly of the Sprague River Chiloquin Highway.

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

The true and actual consideration for this conveyance is \$ 500.00 (Here comply with ORS 93.030.)

(CONTINUED ON REVERSE SIDE)

Joseph G. Jackson Jean L. Jackson		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.
George Pondella Jr. Donald E. Bailey		
George Pondella Jr. P.O. Box 1421 Klamath Falls, Oregon 97601		
After recording return to (Name, Address, Zip):		
Until requested otherwise send all tax statements to (Name, Address, Zip):		
SPACE RESERVED FOR RECORDER'S USE		NAME By Deputy

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 .....

\_\_\_\_\_

[illegible]

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CaliforniaCounty of AmadorOn December 29, 1995 before me, Gina C. G. Kuckler, "Notary Public",  
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"personally appeared Joseph G. Jackson and Joan Jackson,  
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.

Gina C. G. Kuckler  
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

one (1)  
NUMBER OF PAGES

December 29, 1995  
DATE OF DOCUMENT

N/A  
SIGNER(S) OTHER THAN NAMED ABOVE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 2nd day  
of Jan A.D., 19 96 at 11:22 o'clock A M., and duly recorded in Vol. M96  
of Deeds on Page 8

FEE \$40.00

Bernetha G. Letsch County Clerk  
By Spittle M. G.