

FORM No. 240—DEED—ESTOPPEL (In lieu of foreclosure) (Individual or Corporate).

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ESTOPPEL DEED

Vol. M96 Page 3853

THIS INDENTURE between Ruth E. McNeil and Albert V. Anaya, and Jeannie A Anaya  
hereinafter called the first party, and D.T. Service Inc. A Nevada 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-90 at page 8620 thereof or as fee/file/instrument/microfilm/reception No. 14526 (state which), reference to said records hereby being made, and the notes and indebtedness secured by said 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 \$ 17,000.00, the same being now in default and said 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 said property in satisfaction of the indebtedness secured by said mortgage and the second party does now accede to said request.

NOW, THEREFORE, for the consideration hereinafter stated (which includes the cancellation of the notes and indebtedness secured by said 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 situate in Klamath County County, State of Oregon, to-wit:

Lot 8, Block 12, Klamath Falls Forest Estates Highway 66, Plat 1,  
Klamath County, Oregon.

NOTICE: BY THE SIGNATURE OF THE GRANTEE, THE GRANTEE CERTIFIES THAT THE GRANTEE HAS READ THE FOREGOING DEED AND KNOWS THE CONTENTS THEREOF AND THAT THE GRANTEE HAS NOT BEEN UNDULY INFLUENCED BY THE GRANTOR IN THE EXECUTION OF THIS DEED.

DATE: February 10, 1998

BY THE GRANTEE:

WITNESSETH that the foregoing is the true and correct deed of the first party to the second party.

IN WITNESS WHEREOF, the first party has hereunto set its hand and seal at the County of Oregon, State of Oregon, this 10th day of February, 1998.

TO HAVE AND TO HOLD the above premises unto the second party, second party's heirs, successors and assigns, forever.

TOGETHER WITH ALL THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING;

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TOGETHER WITH ALL THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING;

A. Anaya  
121 Brooks St.  
Oceanside, Cal. 92054

GRANTOR'S NAME AND ADDRESS

D.T. Service  
3638 W. Sahara #100  
Las Vegas, Nv. 89117  
HC15-Box 495-C  
HWY 152, CA 6082

GRANTEE'S NAME AND ADDRESS

HANOVER, N.H.  
98041

After recording return for

Grantee

NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of SS.

I certify that the within instrument was received for record on the 10th day of February, 1998, at 10 o'clock AM, and recorded in book/reel/volume No. 14526 on page 3853 or as fee/file/instrument/microfilm/reception No. 14526. 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 said 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 said property, free and clear of incumbrances except said 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 said 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 said premises hereby is surrendered and delivered to said 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 said premises directly or indirectly, in any manner whatsoever, except as aforesaid.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 17000.00  
 However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) 0

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 corporate name to be signed and its seal affixed by an officer duly authorized thereto by order of its Board of Directors.

Dated August 10, 19 90

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.

(If the signer of the above is a corporation, use the form of acknowledgment opposite and affix corporate seal.)

STATE OF OREGON, Cal. }  
 County of }  
 This instrument was acknowledged before me on August 15, 19 1990  
 Ruth E. Mc Neil  
 Albert V. Anaya  
 Jeannie A. Anaya

STATE OF OREGON, }  
 County of }  
 This instrument was acknowledged before me on 19, by  
 as  
 of

CAT. NO. NN00827  
 TO 1944 CA (1-83)

**TICOR TITLE INSURANCE**

(SEAL)

(Individual)

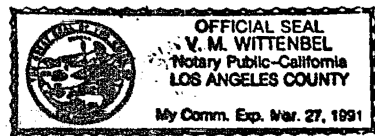
STATE OF CALIFORNIA  
 COUNTY OF LOS ANGELES } SS.

On August 15, 1990 before me, the undersigned, a Notary Public in and for said State, personally appeared Ruth E. McNeil, Albert V. Anaya, Jeannie A. Anaya

, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

Signature V.M. Wittenbel



STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of D.T. Services the 9th day of Feb A.D., 19 96 at 1:15 o'clock P M., and duly recorded in Vol. M96 of Deeds on Page 3853

FEE \$35.00

Bernetha G. Letsch, County Clerk  
 By Bernetha G. Letsch