

17652

K48782  
ESTOPPEL DEED

Vol. 1196 Page 18751

Vol. 1196 Page 13167

THIS INDENTURE between VINCENT J. BAGGETTA & TERRI L. BAGGETTA hereinafter called the first party, and ~~HOME ADVANTAGE FINANCIAL SERVICES, INC.~~ HOME ADVANTAGE SERVICES, LLC 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. M95 at page 31479 thereof or as fee/tile/instrument/microfilm/reception No. (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 \$ 16,830.00, 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, his heirs, successors and assigns, all of the following described real property situate in Klamath County, State of Oregon, to-wit:

Lot Thirty-Three (33), Block One (1), Tract 1098-Split Rail Ranchos, Klamath County, Oregon.

This document is being re-recorded to correct the Grantee's name which was erroneously stated on this Estoppel Deed dated April 22, 1996, recorded May 8, 1996 in Book M96 on Page 13167.

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

(CONTINUED ON REVERSE SIDE)

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 or as fee/tile/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Deputy

GRANTOR'S NAME AND ADDRESS  
GRANTEE'S NAME AND ADDRESS  
Western Title & Escrow Co.  
1345 NW Wall St. Suite 200  
Bend, OR 97701  
NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

36 JUN 24 P3:30

36 MAY -8 P3:19

46

18325

TO HAVE AND TO HOLD the same unto said second party, his heirs, successors and assigns forever.  
And the first party, for himself and his heirs and legal representatives, does covenant to and with the second party, his 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 NONE

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 \$ foreclosure  
However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) the whole.

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 shall be taken to mean and include the plural; that the singular pronoun means and includes the plural, the masculine, the feminine and the neuter and that, generally, 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 hereto and its corporate seal affixed by its officers duly authorized thereunto by order of its Board of Directors.  
Dated 4-22, 1996.

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.

Vincent J. Baggetta  
Terri L. Baggetta

If the signer of the above is a corporation, use the form of acknowledgment opposite.)  
STATE OF OREGON, )  
County of ) ss.  
The foregoing instrument was acknowledged before me this 19th day of April, 1996, by

(ORS 194.570)  
STATE OF OREGON, County of ) ss.  
The foregoing instrument was acknowledged before me this 19th day of April, 1996, by  
president, and by  
secretary of

Notary Public for Oregon  
(SEAL) My commission expires:

Notary Public for Oregon  
(SEAL) My commission expires:

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

THIS INSTRUMENT BECAME A PUBLIC RECORD ON APRIL 22, 1996.

18753  
13169

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

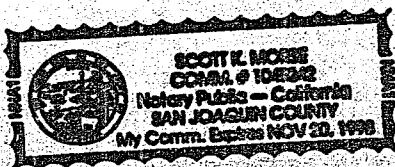
State of California

County of San Joaquin

On April 22 1996 Before me, Scott K. Morse, Notary Public

Personally appeared TERRE LEE BAGGETTA AND VINCENT JOSEPH BAGGETTA  
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 within the instrument and acknowledged to me the 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.

Scott K. Morse, Notary Public

## OPTIONAL

Description of Attached Document

Title or Type of Document: RESTOPAGE DEED

Document Date: None Number of Pages 1

Signer(s) other than named above: None

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 8th day of May A.D. 19 96 at 3:19 o'clock PM., and duly recorded in Vol. M96 on Page 13167

FEE \$40.00

By Bernetha G. Letsch, County Clerk

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 24th day of June A.D. 19 96 at 3:30 o'clock P. M., and duly recorded in Vol. M96 on Page 18751

FEE \$15.00/RR

By Bernetha G. Letsch, County Clerk