

20757

MT 8441
ESTOPPEL DEED

Vol. 196 Page 19706

THIS INDENTURE between HERBERT J. SANCHEZ & LYNNE I. SANCHEZ
hereinafter called the first party, and GLETA WAMPLER
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. 190 at page 10789 thereof and/or as fee/file/instrument/microfilm/reception No. 15513 (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 \$ 14,761.06, 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:

Lot 12, Block 11, TRACT 1107, FIRST ADDITION TO SPRAGUE RIVER PINES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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

(CONTINUED ON REVERSE SIDE)

Herbert J. & Lynne I. Sanchez <u>996 Mancos Place</u> <u>Peabody CA 92806</u> <small>Grantor's Name and Address</small>		STATE OF OREGON, } ss. County of _____ 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
Gleta Wampler <u>P.O. Box 134</u> <u>Chiloquin OR 97624</u> <small>Grantee's Name and Address</small>		
After recording return to (Name, Address, Zip): Gleta Wampler <u>P.O. Box 134</u> <u>Chiloquin OR 97624</u>		
Lend requested efforts to send all tax statements to (Name, Address, Zip): Gleta Wampler <u>P.O. Box 134</u> <u>Chiloquin OR 97624</u>		
SPACE RESERVED FOR RECORDER'S USE		

19707



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 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 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 \$ to clear title

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).②

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 set any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Dated June 11, 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.

Herbert J. Sanchez
Herbert J. Sanchez
Jaime I. Sanchez 6-14-96
Jaime I. Sanchez

Texas
STATE OF OREGON, County of Burnet) ss.

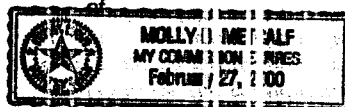
This instrument was acknowledged before me on June 28, 1996,

by Herbert J. Sanchez

This instrument was acknowledged before me on June 28, 1996,

by Herbert J. Sanchez

as



Molly B. Metcalf
Molly B. Metcalf
Notary Public for Oregon
My commission expires Feb 27, 2000

NOTE—The sentence between the symbols ①, ②, not applicable, should be deleted. See OCS 93.030.

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APR 11 1997

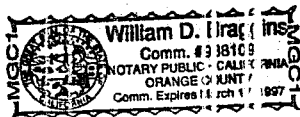
19708

No. 5907

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

State of CaliforniaCounty of OrangeOn June 14, 1991 before me, William D. Braggins "Notary Public"
DATE NAME, TITLE OF OFFICER, E.G., "JANE DOE, NOTARY PUBLIC"personally appeared Lynne E. Sanchez
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.

William D. Braggins
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

Esoppel Deed
 TITLE OR TYPE OF DOCUMENT

1
 NUMBER OF PAGES

June 11, 1996
 DATE OF DOCUMENT

Herbert J. Sanchez
 SIGNER(S) OTHER THAN NAMED ABOVE
STATE OF OREGON: COUNTY OF CLATSOP / MATH: ss.

Filed for record at request of Aneri Title the 2nd day
 of July A.D., 1996 at 1:45 o'clock AM., and duly recorded in Vol. M96
 of Page 19706

FEE \$35.00

By Bernetha G. Letsch, County Clerk