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ESTOPPEL DEED **MORTGAGE OR TRUST DEED**

Peter Larson

Vol.mgl Page 283

THIS INDENTURE between hereinafter called the first party, and ... Working Parts, Inc. hereinafter called the second party; WITNESSETH:

FORM No. 240 - ESTOPPEL DEED - MORTGAGE OR TRUST DEED (In linu of foreclonum) (individual or Corr

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 36994 thereof and/or as fee/file/instrument/microfilm/reception N92040 (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 \$ 3456.32...., the same being now in default and the mortgage or trust deed being now subject to immediate forecloseure, 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

T.36S R.13E Sec.18C Lot 2 in Block 3 of Sprague River Estates according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

Together with an undivided 1/15th interest in and to the river frontage and recreation area shown on instrument recorded June 9, 1980 in Vol M80, page 10501, Microfilm records of

Klamath County Oregon. 034-20930 TW 12007 TWART 12 YUWACH WWWELFUL SUBST ERADDOLS WE HELWED WA STRUMMO DEBRINDELTIO ALEREA YEARARD ATEER WAS IN DELEMINED WAS HIT F D'I HE MICHAEL ERAD DOLCA WUR LAR POLYDUME CLADIN ALER WAS BELTHE ERADDOL OF VOCEALING THE WASHINGT HELE REPORT OF THE WE MINIEUR IN VOCTATION OF VALUE ALERIA WAS REPORT OF THE WE MINIEUR IN VOCTATION OF VALUE ALERIA AND DESTRUMENT OF THE REPORT OF VOCEALING THE VALUE AND DESTRUMENT OF THE WE MINIEUR IN VOCTATION OF VALUE ALERIA AND DESTRUMENT OF THE REPORT OF THE VALUE ALERIA AND DESTRUMENT OF THE REPORT OF THE VALUE AND DESTRUMENT OF THE VALUE AND DESTRUMENT OF THE REPORT OF THE VALUE AND DESTRUMENT OF THE VALUE AND DESTRUMENT OF THE REPORT OF THE VALUE AND DESTRUMENT OF THE VALUE AND DESTRUMENT OF THE REPORT OF THE VALUE AND DESTRUMENT OF THE VALUE AND DESTRUMENT OF THE VALUE AND DESTRUMENT OF THE REPORT OF THE VALUE AND DESTRUMENT OF THE DESTRUMENT OF THE VALUE AND DESTRUMENT OF THE DESTRUMEN THE METRICKERT WILL WILL NOT ALL FUEL OF THE PROPERTY CERTIFIED IN THIS

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

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<u>566 Bridge Lane</u>		Record of Deeds of said County.
Wolf Creek, OR 97497	s mannage a trast deed et	Witness my hand and seal of
Until requested otherwise send all fax statements to (Name, Address, Zip): VIII (119, 1194, 1194, 109, 109, 109, 109, 109, 109, 109, 109	arry's heirs ein fedel roors I ssidts afen die fielend	County affixed.
Crantee Above Constant	ire second parts, success he	NAME
		By, Deputy

TO HAVE AND TO HOLD the same unto the second party, second party's heirs, successors and assigns lorever. 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 whomsover, 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.

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 it 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.

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THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS PEAR CL. LARSON
NSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE
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STATE OF OTHEGON, County of LOS UNAlless. 205
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by Peter Sarson
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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at re	equest of <u>Working Par</u> A.D., 1996 at 10	ts Inc the	<u>10th</u> day
	of <u>Deeds</u>	on Page 28336	
FEE \$35.00		Bernetha G. Letsch County Clerk By	<u>soul</u>
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FORM No. 544 - EFFERED OFFER - KONTGADE ON TRUST LIFED IN MEDICI (HERIOPUR) (INCOMAR