

ATC 04045575

NA

29577

STOPPEL DEED

MORTGAGE OR TRUST DEED

Vol. 1796 Page 38171

THIS INDENTURE between RONALD E. MCNAMARA AND ROBBIN MCNAMARA
hereinafter called the first party, and HIGHLAND COMMUNITY FEDERAL CREDIT UNION
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-95 at page 11771 thereof and/or as fee/file/instrument/microfilm/reception No. 99588 (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 \$ 91,575.13, 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:

Lots 11 and 12, Block 41, BUENA VISTA ADDITION TO THE CITY OF
KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-30BA TL 1301

(ALSO INCLUDING DETITLED MANUFACTURED HOME- 1995 Fleetwood Waverly Crest)

(erronously reported in M-95 at page 11771 as a 1994 Fleetwood Waverly Crest)

THIS DEED ALSO RELEASES ANY INTEREST FIRST PARTIES MAY HAVE COMING FROM
CASE NO. 96-1981CV ENTERED MAY 20, 1996, INCLUDING BUT NOT LIMITED TO
DELINQUENT CHILD SUPPORT AND MONTHLY SUPPORT.

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

The true and actual consideration for this conveyance is \$ 91,575.13 (Here comply with ORS 93.030.)

(CONTINUED ON REVERSE SIDE)

<u>ROBBIN MCNAMARA</u> <u>RONALD E. MCNAMARA</u> Grantor's Name and Address <u>HIGHLAND COMMUNITY FEDERAL</u> <u>CREDIT UNION</u> Grantee's Name and Address After recording return to (Name, Address, Zip): <u>HIGHLAND COMMUNITY FCU</u> <u>3737 Shasta Way</u> <u>Klamath Falls, OR 97603</u> (will requested otherwise send all tax statements to (Name, Address, Zip): <u>HIGHLAND COMMUNITY FCU</u> <u>3737 Shasta Way</u> <u>Klamath Falls, OR 97603</u>		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/instru- ment/microfilm/reception No. _____, Record of Deeds of said County. Witness my hand and seal of County affixed. By _____, Deputy
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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 1996-97 taxes for 3809-30BA-1301 and M880211

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.

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

Dated December 3, 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

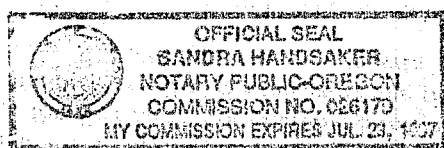
Robbin McNamara
 ROBBIN MCNAMARA

Ronald E. McNamara
 RONALD E. MCNAMARA

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on 12/5, 1996,
 by ROBBIN MCNAMARA AND RONALD E. MCNAMARA

This instrument was acknowledged before me on _____, 19____,
 by _____,
 as _____,
 of _____



Sandra Handsaker
 My commission expires 7-23-97

Notary Public for Oregon

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 6th day
 of December A.D., 1996 at 2:53 o'clock P.M., and duly recorded in Vol. M96
 of Deeds on Page 38171

FEE \$35.00

Bernetha G. Letsch, County Clerk

By *Kristen Rose*