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MTC 1396-9277
LSTOPPEL DEED

Vol. 1797 Page 15339

THIS INDENTURE between: FRANK FRAGA AND MARY FRAGA, HUSBAND AND WIFE
hereinafter called the first party, and ELIDA LEGGET
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. M89 at page 6869 thereof and/or as fee/file/instrument/microfilm/reception No. (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 \$ principal balance, 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 39, Block 1, BELLA VISTA-TRACT 1235, 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)

FRANK AND MARY FRAGA

Grantor's Name and Address

ELIDA LEGGET
4861 LAVERNE AVE.
KLAMATH FALLS, OR 97603

Grantee's Name and Address

ELIDA LEGGET
4861 LAVERNE AVE.
KLAMATH FALLS, OR 97603

After recording return to (Name, Address, Zip):
ELIDA LEGGET
4861 LAVERNE AVE.
KLAMATH FALLS, OR 97603

Until requested after the said all tax statements to (Name, Address, Zip):
ELIDA LEGGET
4861 LAVERNE AVE.
KLAMATH FALLS, OR 97603

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

SPACE RESERVED
FOR
RECORDER'S USE

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

NA

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 \$ in lieu of foreclosure

① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) ①

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 May 16, 1997

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.

FRANK FRAGA

MARY FRAGA

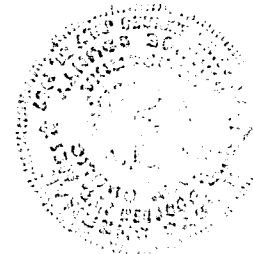
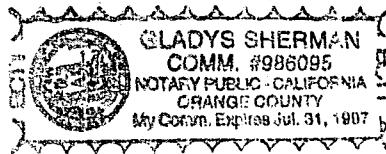
California
STATE OF OREGON, County of Orange ss.

This instrument was acknowledged before me on May 16, 1997, 19
by FRANK FRAGA AND MARY FRAGA

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

Gladys Sherman
Notary Public for Oregon
My commission expires July 31, 1997

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



STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 19th day
of May A.D., 19 97 at 3:52 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 15339

FEE \$35.00

by Berntha G. Lersch, County Clerk
Kathleen Hazz