

mtc 44526

NA

45027

ESTOPPEL DEED
MORTGAGE OR TRUST DEED

Vol. M97 Page 29778



THIS INDENTURE between Steven M. Nelson and Sheri L. Nelson, husband & wife
hereinafter called the first party, and David Lee, a single man
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. M97 at page 25417 thereof and/or as fee/file/instrument/microfilm/reception No. XXXXXXXXXXXXXXXXXXXXXXX (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 \$....., 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 16 & 17, Block 5, RIVERVIEW, in the County of Klamath, State of Oregon.

Code 004 MAP 3909-005CD-2000
Code 004 MAP 3909-005CD-2100

37 SEP 11 AM 1:37

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

The true and actual consideration for this conveyance is \$ to transfer title (Here comply with ORS 93.030.)

(CONTINUED ON REVERSE SIDE)

Steven & Sheri Nelson	
PO Box 41961	
Eugene, OR 97404	
Grantor's Name and Address	
David Lee	
4500 Mykonos Way	
Elk Grove, CA 95758	
Grantee's Name and Address	
After recording return to (Name, Address, Zip):	
Until requested otherwise send all tax statements to (Name, Address, Zip):	
David Lee	
4500 Mykonos Way	
Elk Grove, CA 95758	

SPACE RESERVED
FOR
RECORDER'S USE

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

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 back property taxes

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 9/3, 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Steven M. Nelson
Sheri L. Nelson

STATE OF OREGON, County of Lane ss.
This instrument was acknowledged before me on September 03, 1997, by Steven M. NELSON and Sheri L. Nelson
This instrument was acknowledged before me on _____, 19____, by _____ as _____ of _____

Patricia L. Brown
Notary Public for Oregon
My commission expires Feb 08, 1998



STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Amerititle the 11th day of September A.D., 19 97 at 11:37 o'clock A M., and duly recorded in Vol. M97 of Deeds on Page 29778

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Kathleen Brown