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97 SEP 18 11:05 Vol. 1797 Page 30558

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/instrument/microfilm/reception No. _____, Records of said County.

Witness my hand and seal of County affixed.

NAME _____

TITLE _____

By _____, Deputy.

SPACE RESERVED
FOR
RECORDER'S USE

First Party's Name and Address _____

Second Party's Name and Address _____

After recording, return to (Name, Address, Zip):

BLANDINESS

411 PINE

KLAMATH FALLS, OREGON

Until requested otherwise, send all tax statements to (Name, Address, Zip):

ESTOPPEL DEED
MORTGAGE OR TRUST DEED

THIS INDENTURE between STEVEN MICHAEL NELSON and SHERI LYNN NELSON, hereinafter called the first party, and James T. Mears and Darlene C. Mears, as Trustees of the ***KLAMATH FALLS REVOCABLE TRUST, 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 Records of the county hereinafter named, in book/reel/volume No. M-93 on page 12311, and/or as fee/file/instrument/microfilm/reception No. 62240 (indicate 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 \$45,464.23, 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 or trust deed, 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 the 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 and to second party's heirs, successors and assigns, all of the following described real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in _____ County, State of _____, to-wit:

Lot 1, Block 211, MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, IN THE County of Klamath, State of Oregon. Code 1; Map 3809-33DB, Tax Lot 15700

***James T. Mears Revocable Trust created May 25, 1993, as to an undivided 1/2 interest and James T. Mears and Darlene C. Mears, as Trustees of the Darlene C. Mears Revocable Trust created May 25, 1993, as to an undivided 1/2 interest

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

title _____

(OVER)

30559



TO HAVE AND TO HOLD the same unto the second party and 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 and second party's heirs, successors and assigns, that the first party is lawfully seized in fee simple of the property, free and clear of encumbrances except the mortgage or trust deed and not otherwise except (if none, so state) 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, 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 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 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 8/16, 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

X Steven Michael Nelson
 X Shari Lynn Nelson

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5907

State of California

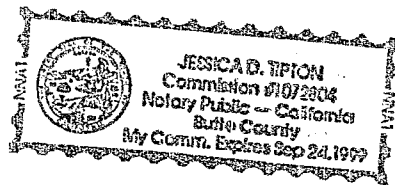
County of Butte

On Aug 16, 1997

before me Jessica D. Tipton, Notary Public

personally appeared Steven Michael and Shari Lynn Nelson

☐ 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

Jessica D. Tipton
 SIGNATURE OF NOTARY

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 18th day of Sept. A.D. 19 97 at 11:05 o'clock A. M., and duly recorded in Vol. M97 of Deeds on Page 30558.

FEE \$35.00

By Bernetha G. Letch, County Clerk
Kathleen Ross