

NS

47425

97 OCT 22 P3:12 Vol. M97 Page 34843

First Party's Name and Address

Second Party's Name and Address

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

Since E. Quirk
1643 Marquette
Klamath Falls, OR 97601

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

James

SPACE RESERVED
FOR
RECORDER'S USE

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. _____,
Records of said County.

Witness my hand and seal of County
affixed.

NAME TITLE

By _____, Deputy.

1st Recorded 1/19/95
Re-Recorded 1/24/95

ESTOPPEL DEED
MORTGAGE OR TRUST DEED

THIS INDENTURE between John H. & Pilar Ruskus
hereinafter called the first party, and Bruce Brink or Helen Walker, not as tenants in common,
hereinafter called the second party; WITNESSETH: but with full rights of survivorship

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. M95 on page
1283 1629, and/or as fee/file/instrument/microfilm/reception No. _____ (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 \$52,510.82, 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 indebted-
ness 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, situ-
ated in Klamath County, State of Oregon, to-wit:

See attached Exhibit A

This instrument is being recorded as an
accommodation only, and has not been
examined as to validity, sufficiency or effect it
may have upon the herein described property.
This courtesy recording has been requested of
ACPEN TITLE & ESCROW, INC.

The true and actual consideration for this conveyance is \$52,510.82. (Here comply with ORS 93.030.)

(OVER)

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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)

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.

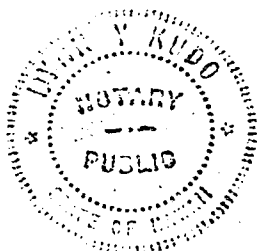
In construing this instrument, it is understood and agreed that the first party as well as the second party may be more than one person; that if the context so requires the singular includes the plural, and that all grammatical changes shall be made, assumed and implied to make the provisions hereof 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 10-7-97, 19__.

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.

John H. Riskus
Pilar Riskus



STATE OF Oregon, County of Kauai) ss. 10-7, 1997
 This instrument was acknowledged before me on
 by John H. Riskus and Pilar Riskus
 This instrument was acknowledged before me on _____, 19____
 by _____
 as _____
 of _____

[Signature]
 Notary Public for Oregon Hawaii
 My commission expires 6-15-99

EXHIBIT "A"

A tract of land situated in Lots 3 and 4, Block 44, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwesterly corner of Lot 4, Block 44, Nichols Addition to the City of Klamath Falls; thence Southeasterly along the Southerly line of Lot 4, which line is also the Northerly line of 9th Street; 20 feet to the true point of beginning; thence continuing Southeasterly along said line 28.7 feet; thence Northeasterly parallel to the Westerly line of Lot 4, 60 feet; thence Southeasterly parallel with the Southerly line of Lot 4 to the Westerly line of High Street; thence Northeasterly along the Westerly line of High Street to the Southeasterly corner of property described in Book 176 at Page 281, Deed Records; thence Northwesterly along the Southerly line of property described in Book 176 at Page 281, Deed Records to a point that is 20 feet Southeasterly from the Northwesterly line of Lot 3; thence Southwesterly parallel to the Westerly line of Lots 3 and 4, 75 feet to the point of beginning.

CODE 1 MAP 3809-29DC TL 15700

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 22nd day
of October A.D., 19 97 at 3:12 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 34843

FEE \$40.00

By Bernetha G. Letsch, County Clerk
Kathleen Reed