

ATC 04047002

49622

**ESTOPPEL DEED
MORTGAGE OR TRUST DEED**

Vol. M97 Page 39639

'97 DEC -5 A11:23

THIS INDENTURE between Karen D. Armstrong
hereinafter called the first party, and Western Credit Services
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-96 at page 22287 thereof and/or as fee/file/instrument/microfilm/reception No. 21933 (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 \$ 51144.02, 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:

See Attached Exhibit "A"

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

The true and actual consideration for this conveyance is \$ 1.00 (Here comply with ORS 93.030.)

(CONTINUED ON REVERSE SIDE)

Karen D. Armstrong
5639 Breitenstein Ln
Klamath Falls, OR 97601

Grantor's Name and Address
Western Credit Services
81 E. Stewart
Medford, OR 97501

Grantee's Name and Address
After recording return to (Name, Address, Zip):
Western Credit Services
P.O. Box 20549
Portland, OR 97294

Until requested otherwise send all tax statements to (Name, Address, Zip):
Western Credit Services
P.O. Box 20549
Portland, OR 97294

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. , Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME TITLE
By , Deputy



110-94011003

EXHIBIT "A"

The W 1/2 of the NE 1/4 of the SW 1/4 of Section 1, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon. EXCEPTING THEREFROM the following two parcels of property:

PARCEL 1:

A parcel of land situated in the W 1/2 NE 1/4 SW 1/4 of Section 1, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of the W 1/2 NE 1/4 SW 1/4; thence East along the South line of said W 1/2 NE 1/4 SW 1/4, a distance of 274 feet to a point; thence North parallel with the West line of said W 1/2 NE 1/4 SW 1/4 a distance of 215 feet to a point; thence West parallel with the South line of said W 1/2 NE 1/4 SW 1/4 a distance of 274 feet to the West line of said parcel; thence South along said West line a distance of 215 feet to the point of beginning.

PARCEL 2:

A parcel of land situated in the W 1/2 NE 1/4 SW 1/4 of Section 1, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of the W 1/2 NE 1/4 SW 1/4 of Section 1, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence South 89 degrees 49' 54" East 274 feet to the true point of beginning; thence continuing South 89 degrees 49' 54" East 57.47 feet; thence North 00 degrees 13" East 660.10 feet; thence North 89 degrees 49' 54" West 331.61 feet; thence South 00 degrees 00' 31" East 445.51 feet; thence East 274 feet; thence South 215 feet to the point of beginning.

CODE 7 MAP 3908-1C TL 200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 5th day
of December A.D., 19 97 at 11:23 o'clock A.M., and duly recorded in Vol. M97
of Deeds on Page 39639

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen R. Ross