

55296

98 MAR 26 P2:10 MORTGAGE OR TRUST DEED

ESTOPPEL DEED

54-115A

THIS INDENTURE between Joseph M Lavitt hereinafter called the first party, and D T SERVICE, INC., hereinafter called the second party; WITNESSETH: A NEVADA CORPORATION Vol 198 Page 9744

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. M92 a page 2946 thereof and/or as fee/file/instrument/microfilm/reception No. 40949 (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 \$ 14318.77, 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 OREGON, to-wit: Klamath County,

LOT 07, BLOCK 18, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66, PLAT 1 Klamath County, OREGON

IN WITNESS WHEREOF the first party has hereunto set his hand and seal, and the second party has hereunto set its hand and seal, and the same have been acknowledged before me, a Notary Public in and for the State of Oregon, on this 26th day of March, 1998. The true and actual consideration for this conveyance is \$ (Here comply with ORS 93.030.)

(CONTINUED ON REVERSE SIDE)

Mr Joseph M Lavitt
8381 Fairplay Rd
Somerset, Ca 95604
D T SERVICE, INC.
c/o P BROWNING
HG15, BOX 495C
HANOVER, NM 88041

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. _____

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

Record of Deeds of said County.
Witness my hand and seal of _____ County, affixed.
By _____ TITLE _____, 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

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 November 7, 1994

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 30.830.

State of California

SS.

County of El Dorado

Title or Type of Document: Quitclaim Deed

Number of Pages 2 Date of Document 11/7/94

Signer(s) Other than named below NONE

On November 7, 1994 before me, Deborah G. Jorgensen

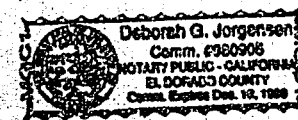
Notary Public, personally appeared **Joseph M. Lavitt**

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.

Signature Deborah G. Jorgensen (Seal)
Deborah G. Jorgensen

FD-1 (Revised 1/93)



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Joseph M. Lavitt the 26th day of March A.D., 19 98 at 2:10 o'clock P.M., and duly recorded in Vol. M98 of Deeds on Page 9744

FEE \$35.00

By Berntha G. Letsch, County Clerk
Kathleen Rosa