

56919

SALLEY GARLAND
28241 CROWN VALLEY PKWY, F217
LAHUNA NIGUEL CA 92677

DT SERVICE

HC 15 BX VASC

HANOVER NH 08041

Second Party's Name and Address

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

DT SERVICE c/o PAULINE BROWNING

HC 15 BX VASC

HANOVER NH 08041

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

Same

ATC 782103

APR 23 P3:30 Vol. M98 Page 13534

STATE OF OREGON, ss.

I, _____, County of _____, do hereby 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.

By _____, Deputy.

NAME _____ TITLE _____

ESTOPPEL DEED
MORTGAGE OR TRUST DEED

THIS INDENTURE between SALLEY GARLAND
hereinafter called the first party, and DT SERVICE CO. INC.
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. M98 on page 13534, and/or as fee/file/instrument/microfilm/reception No. 73810 (indicate which), reference to these 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 \$ 3000.00, 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 KLAMATH County, State of OREGON, to-wit:

LOT 23, BLOCK 27, KLAMATH FOREST ESTATES, FIRST ADDITION

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 at ASPEN TITLE & ESCROW, INC.

The true and actual consideration for this conveyance is \$ 3000.00 (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 April 9, 1978

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.

Sally Garland
SALLY GARLAND

CALIFORNIA
 STATE OF OREGON, County of _____

This instrument was acknowledged before me on _____, 19____

by _____, 19____

as _____

of _____

Notary Public for Oregon CALIFORNIA
 My commission expires _____

SEE ATTACHED CALIFORNIA
 ALL PURPOSE ACKNOWLEDGEMENT

no business of state and that
 need for and has who nation make
 made in person. This is because
 of the fact that the state is a
 sovereign nation and has the right
 to regulate the commerce between
 the states and with foreign nations.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CALIFORNIA

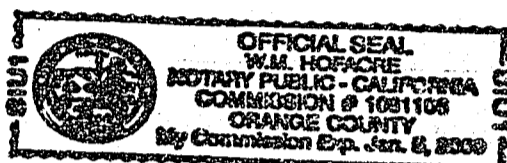
13536

County of ORANGE

On April 9, 1998 before me, W. M. HOFACRE, NOTARY PUBLIC

personally appeared Sally Garland Name and Title of Officer (e.g., "Jane Doe, Notary Public")

☐ 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 of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer
Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer Is Representing: _____

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer
Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer Is Representing: _____

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 23rd day
of April A.D., 19 98 at 3:30 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 13534

FEE \$40.00

By Bernetha G. Lisch, County Clerk
Kathleen Rose