

NR 63523 98 NOV 12 P3:16 Vol. M98 Page 41291 46

THEODORE J. SANDOVAL
1515 GOLDRUSH DRIVE #112
BULLHEAD CITY, ARIZONA 86442
First Party's Name and Address

HOWARD E. WELLS + CHRISTINE WELLS
3623 SOUTH 343 AVE.
TONOPAH, ARIZONA 85354
Second Party's Name and Address

After recording, return to (Name, Address, Zip):
HOWARD E. WELLS
3623 SOUTH 343 AVE
TONOPAH, ARIZONA 85354

Until requested otherwise, send all tax statements to (Name, Address, Zip):
HOWARD E. WELLS
3623 SOUTH 343 AVE
TONOPAH, ARIZONA 85354

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

K-53165

ESTOPPEL DEED
MORTGAGE OR TRUST DEED
THEODORE J. SANDOVAL
HOWARD E. WELLS AND CHRISTINE WELLS
HUSBAND + WIFE WITH FULL RIGHTS OF SURVIVORSHIP

THIS INDENTURE between hereinafter called the first party, and 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 11132, and/or as fee/file/instrument/microfilm/reception No. 55851 (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 \$ 7634.70, 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:

GOVERNMENT LOTS 3 and 4 AND THE SOUTH HALF
OF THE NORTHWEST QUARTER OF SECTION 5
TOWNSHIP 36 SOUTH RANGE 11 EAST OF THE
WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

The true and actual consideration for this conveyance is \$ 7634.70 (Here comply with ORS 93.030.)
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(OVER)

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) EXCEPT THOSE OF RECORD AND APPARENT ON THE LAND.

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 NOVEMBER 3, 19 98

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 50.930.

THEODORE J. SANDOVAL
THEODORE J. SANDOVAL

STATE OF ARIZONA County of MOHAVE) ss.

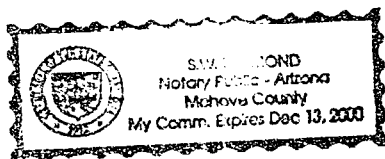
This instrument was acknowledged before me on NOVEMBER 3, 1998,
by THEODORE J. SANDOVAL

This instrument was acknowledged before me on _____, 19____,

by _____,

as _____,

of _____.



S. W. Raymond
Notary Public for

My commission expires 12-13-2000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 12th day
of November A.D. 19 98 at 3:16 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 41291

FEE \$35.00

By Bernetha G. Letsch, County Clerk