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Lynn G Westwood & Lisa R. Westwood
P.O. Box 924

Klamath Falls, OR 97601
First Party's Name and Address

Colleen P. Brewer
1516 Pebble Beach Court

Medford, OR 97504
Second Party's Name and Address

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

Colleen P. Brewer
1516 Pebble Beach Court

Medford, OR 97504

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

Colleen P. Brewer
1516 Pebble Beach Court

Medford, OR 97504

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.

ESTOPPEL DEED MORTGAGE OR TRUST DEED

THIS INDENTURE between Lynn G Westwood and Lisa R. Westwood
hereinafter called the first party, and Colleen P. Brewer
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 37550, and/or as fee/file/instrument/microfilm/reception No. 67818 (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 \$ 48,692.00, 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:

SEE: EXHIBIT A attached

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

(OVER)

42606

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) those of record and those apparent upon 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 Nov 11, 1998.

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.

Lisa B. Westwood
Lisa B. Westwood

STATE OF OREGON, County of Clatsop

This instrument was acknowledged before me on Nov 11, 1998, by Lisa Westwood & Lynn Westwood.

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

by _____,

as _____,

of _____,

William L. Sismore
Notary Public for Oregon
My commission expires Oct 8, 2002

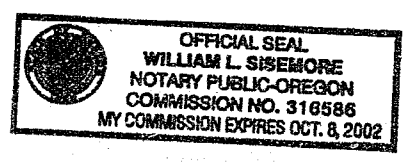


EXHIBIT A

1. BLOCK 25, LOT 1 in KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO.2
2. BLOCK 15, LOT 24 in KLAMATH FOREST ESTATES
3. BLOCK 20, LOT 2 in KLAMATH FOREST ESTATES
4. BLOCK 26, LOT 13 in THIRD ADDITION to NIMROD RIVER PARK
5. BLOCK 13, LOT 10 in SECOND ADDITION to NIMROD RIVER PARK

The lots below described are in KLAMATH FALLS FOREST ESTATES - SYCAN UNIT

6. The Southerly 415 feet of the Easterly 1035 feet of Lot 7, Block 5
(MAP 3313-3200 TL 3800 described as 7C)
7. The Northerly 415 feet off the Easterly 1035 feet of Lot 7, Block 7
(MAP 3313-3300 tl 4400 described as 7B)
8. The Northerly 415 feet of the Easterly 1035 feet of Lot 14, Block 10
(MAP 3313-3400 TL 2000 described as 14B)
9. The East 1035 feet of the North 480 feet, measured along North and East line
of Lot 1, Block 11, (MAP 3313-2800 TL 5300 described as 1C)
10. All Lot 10, Block 14, EXCEPT the North 400 feet and the East 1035 feet,
(MAP 3313-2500 TL 3300 described as 10D)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 20th day
of _____ November _____ A.D., 19 98 at 2:29 o'clock P. M., and duly recorded in Vol. M98
of _____ Deeds _____ on Page 42605.

FEE \$40.00

By Berneda G. Letsch, County Clerk
Kathleen Rosen