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2001 FEB 27 AM 11: 09

mtc S3257  
ESTOPPEL DEED

Vol M01 Page

7635

THIS INDENTURE between Michael Maksimovic  
hereinafter called the first party, and Michael E Long  
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. M94 at page 19084/5 thereof or as fee/file/instrument/microfilm/reception No. 82959 (state which), reference to said records hereby being made, and the notes and indebtedness secured by said 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 \$2488.61, the same being now in default and said 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 said property in satisfaction of the indebtedness secured by said mortgage and the second party does now accede to said request.

NOW, THEREFORE, for the consideration hereinafter stated (which includes the cancellation of the notes and indebtedness secured by said 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 situate in Klamath County, State of OREGON, to-wit:

Lot 3, BLOCK 8, KLAMATH FALLS FOREST ESTATES, HWY 66 PLAT, UNIT 1, KLAMATH COUNTY, OREGON.

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

(CONTINUED ON REVERSE SIDE)

Michael Maksimovic

GRANTOR'S NAME AND ADDRESS

Michael E. Long

21065 NW Kay Rd

Hillsboro, OR 97124 North Plains OR

GRANTEE'S NAME AND ADDRESS

After recording return to:

Michael E. Long

Grantee

21065 N.W. Kay Rd.

North Plains, OR 97133

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Michael E. Long

Grantee

21065 N.W. Kay Rd.

North Plains, OR 97133

NAME, ADDRESS, ZIP

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 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

TO HAVE AND TO HOLD the same unto said 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 said property, free and clear of incumbrances except said 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 said 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 said premises hereby is surrendered and delivered to said 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 said premises directly or indirectly, in any manner whatsoever, except as aforesaid.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$.....

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).<sup>①</sup>

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 affixed by an officer or other person duly authorized to do so by order of its board of directors.

Dated 05. 26, 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.

Michael Maksimovic  
Michael Maksimovic

California  
STATE OF ~~OREGON~~, County of San Diego ss.

This instrument was acknowledged before me on May 26, 1994  
by .....

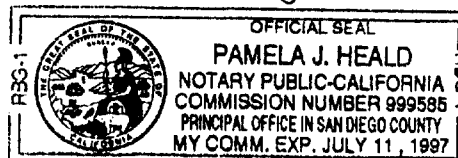
This instrument was acknowledged before me on May 26, 1994  
by .....

as .....

of .....

Pamela J. Heald  
Notary Public for California  
My commission expires July 11, 1997

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.



# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

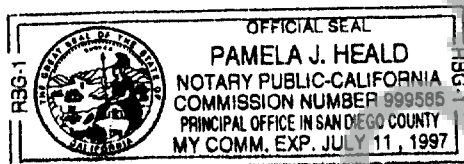
State of California  
County of San Diego

On 5 1 26 1994, before me, Pamela Heald, Notary Public  
DATE

personally appeared Michael Maksimovic

NAME(S) OF SIGNER(S)

☐ 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.

Pamela J. Heald  
SIGNATURE

State of Oregon, County of Klamath  
Recorded 02/27/01, at 11:09 a.m.  
In Vol. M01 Page 7635  
Linda Smith,  
County Clerk Fee\$ 31.00