

03 FEB 10 PM 3:49

Aspen Title 54530
WARRANTY DEED

THE GRANTORS, John Walter Perry, Jr., and Frances Goldie Olson, sole heirs of the estate of Adeline I. Stephens, deceased, for good and valuable consideration, conveys and warrants to Federal National Mortgage Association, the following described real estate, situate in the County of Klamath, State of Oregon:

Lot 6, Block 3, Saddle Mountain Estates, Tract No. 1055, in the
County of Klamath, State of Oregon.

The Grantee by accepting and recording this Deed does not intend a merger of its interest under that certain deed of trust recorded under Book M 95 Page 21069, records of Klamath County with the fee title herein conveyed to take place, and it is the intention of the parties that the property above-described shall remain subject to the lien of said deed of trust, which lien shall remain a first lien upon the property.

Dated: 10-02-02

John W. Perry
John Walter Perry, Jr., Dated 10-2-02

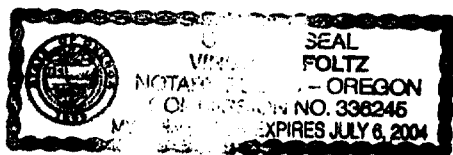
Frances Goldie Olson
Frances Goldie Olson, Dated 10-02-02

STATE OF Oregon)
COUNTY OF Coos) ss.:

I certify that I know or have satisfactory evidence that John Walter Perry, Jr., heir of the estate of Adeline I. Stephens, deceased, is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: October 2, 2002

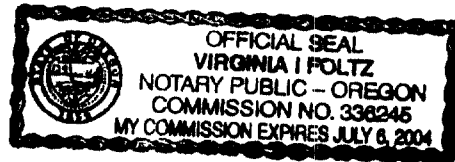
Virginia J. Foltz
(Signature)
Printed Name: Virginia J. Foltz
My Appt. Expires: 7-6-04



State of Oregon, County of Klamath
Recorded 02/10/2003 3:49 p. m.
Vol M03 Pg 08220-23
Linda Smith, County Clerk
Fee \$ 36.00 # of Pgs 1

36A

STATE OF Oregon)
COUNTY OF Cos) ss.:



08221

I certify that I know or have satisfactory evidence that Frances Goldie Olson, heir of the estate of Adeline I. Stephens, deceased, is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: October 2, 2002

Virginia I. Foltz
(Signature)
Printed Name: Virginia I. Foltz
My Appt. Expires: 7-6-04

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.

WARRANTY DEED

John Walter Perry, Jr., and Frances Goldie Olson, sole heirs of the estate of Adeline I. Stephens, deceased, Grantors
to

Wells Fargo Home Mortgage

Grantee

7023.83521

After recording return to:

Routh Crabtree Fennell
Attention: **Terry L. Berger**
3535 Factoria Blvd. S.E., Suite 100
Bellevue, WA 98006

Tax Parcel No.: R-3509-013CB-02100-000

Aspen Title 54530

ESTOPPEL AFFIDAVIT

STATE OF OREGON)
) ss.
 COUNTY OF GOS)

John Walter Perry, Jr., and Frances Goldie Olson, sole heirs of the estate of Adeline I. Stephens, deceased, being first duly sworn, depose and say:

That they are the parties who made, executed, and delivered that certain statutory warranty deed to Federal National Mortgage Association, dated _____, conveying the following described property in Klamath County, Oregon.

Lot 6, Block 3, Saddle Mountain Estates, Tract No. 1055,
 in the County of Klamath, State of Oregon.

Commonly known as: 34178 Elde Street, Chiloquin OR 97624

That affiant now are, and at all times herein mentioned were, the sole heirs of the estate of Adeline I Stephens, deceased.

That the aforesaid deed is intended to be and is an absolute conveyance of the title to the premises to the grantee named therein, and was not and is now not intended as a mortgage, trust conveyance, or security of any kind; that it was the intention of affiant as grantor in the deed to convey, and by the deed the affiant did convey, to the grantee therein all their right, title, and interest absolutely in and to the premises; that possession of the premises has been surrendered to the grantee;

That in the execution and delivery of the deed, affiants were not acting under any misapprehension as to the effect thereof, and acted freely and voluntarily and was/were not acting under coercion or duress;

That the consideration for the deed was and is payment to affiant of the sum of \$ -0- by grantee, and a covenant not to sue to enforce the obligation of the Note dated August 1, 1995 and secured by a deed of trust on the property executed by Adeline I. Stephens, grantor to Aspen Title & Escrow, Inc., as trustee, for Wells Fargo Home Mortgage, formerly known as Norwest Mortgage, Inc., as beneficiary, dated August 1, 1995 and recorded under File No. August 8, 1995 Official Records of Klamath County, State of Oregon; that at the time of making the deed, affiant believed and now believe(s) that this consideration represents the fair value of the property so deeded;

This affidavit is made for the protection and benefit of Aspen Title & Escrow, Inc., which is about to insure the title to the property in reliance thereon, and any other title company that may hereafter insure the title to the property;

08223

That affiant will testify, declare, depose, or certify before any competent tribunal, officer, or person, in any case now pending or that may hereafter be instituted, to the truth of the particular facts hereinabove set forth.

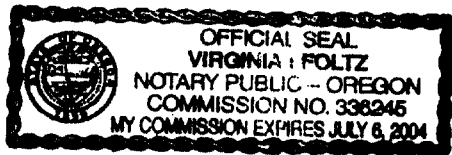
John W. Perry
John Walter Perry, Jr., Dated: 10-02-02

Frances Goldie Olson
Frances Goldie Olson, Dated 10-02-02

STATE OF Oregon)
) ss.
COUNTY OF Coos)

I certify that I know or have satisfactory evidence that John Walter Perry, Jr. heir of the estate of Adeline I. Stephens, deceased, is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 2 day of October, 2002.

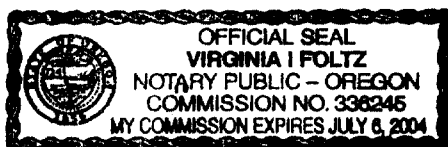


Virginia I. Foltz
VIRGINIA I FOLTZ
[Printed Name of Notary]
NOTARY PUBLIC in and for the State
of Oregon
My appointment expires: 7-6-04

STATE OF Oregon)
) ss.
COUNTY OF Coos)

I certify that I know or have satisfactory evidence that Frances Goldie Olson, heir of the estate of Adeline I. Stephens, deceased, is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 2 day of October, 2002.



Virginia I. Foltz
VIRGINIA I FOLTZ
[Printed Name of Notary]
NOTARY PUBLIC in and for the State
of Oregon
My appointment expires: 7-6-04