ESTOPPEL DEED MORTGAGE OR TRUST DEED 103 JUN 25 AM10:01

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THIS INDENTURE between <u>CLIFFOR</u> HOME ADVANTAGE SERVICES,		hereinafter called the first party, and hereinafter called the second party;
WITNESSETH:	LLC.	neremarter caned the second party,
	an from described in wested in fee simm	e in the first party, subject to the lien of a mortgage
or trust deed recorded in the mortgage records of th		
thereof and/or as fee/file/instruments/microfilm/rec		
and the notes and indebtedness secured by the mortg		
there is now owing and unpaid the sum of \$ 15.8		
subject to immediate foreclosure, and whereas the		
absolute deed of conveyance of the property in sati	sfaction of the indebtedness secured	by the mortgage and the second party does now
accede to that request.		
NOW, THEREFORE, for the consideration	on hereinafter stated (which include	s the cancellation of the notes and indebtedness
secured by the mortgage or trust deed and the surrer		
bargain, sell and convey unto the second party, second		is, all the following described real property situated
in KLAMATH County, State of OREGO	ON, to-wit:	
/		LUCATION TO THE
Lot <u>15</u> , Block <u>1</u> , Tract 1098-Spl	lit Rail Ranchos, Klamath County	, Oregon
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together with all of the tenements, hereditaments are		ng or in anyway appertaining.
	In Lieu of	
The true and actual consideration for the conveyan	ce is \$_Foreclosure(He	re comply with ORS 93.030.)
		· ·
(0	CONTINUED ON REVERSE SIDE)	, v
Clifford E. Gillen, Jr.	\	
Grantor's Name and Address		
Home Advantage Services, LLC	(DON'T USE THIS	
1470 NE First. Ste 150	SPACE, RESERVED	
Bend, OR Grante's Name and Address	FOR RECORDING	
After recording return to (Name, Address, Zip):	LABEL IN COUNTIES	
Home Advantage	WHERE USED.)	
1470 N.E. First St., #150		
Bend, OR 97701	2)	
	Rr: Slothower + Feterson P.O.Box 351	State of Oregon, County of Klamath
Until requested otherwise send all tax statements to	Leteron	Recorded $06/25/2003$ / $\rho:\rho/\alpha$. m.
(Name, Address, Zip):	P.O. Box 351	VOI IVIO 3 Pg _4 23 44- 45
Grantee above	Bond, OR 97709	Linda Smith, County Clerk
	2200,011 11109	Fcc \$ 2600 # of Pgs 2

TO HAVE AND TO HOLD the same unto the 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 the property, free and clear of incumbrance except the mortgage or trust deed and further except NONE ; 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, co-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 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, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors. THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS I NSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. B EFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUN. TY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN O RS 30.930. STATE OF OREGON, county of This instrument was acknowledged before me on his instrument was acknowledged before me on byas Notary Public for Oregon PIMA COUNTY My Comm. Expires Feb.