

2015-005456

Klamath County, Oregon

05/28/2015 09:43:19 AM

Fee: \$52.00

AFTER RECORDING RETURN TO:
Shapiro & Sutherland, LLC
7632 SW Durham Road, Suite 350
Tigard, Oregon 97224
S&S #: 12-110268

ESTOPPEL DEED

THIS INDENTURE between Kathleen Sigler, who acquired title as Kathleen L. Hermann, hereinafter called the first party, and Federal Home Loan Mortgage Corporation, 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 herein after named, as Instrument No. 2008-012628, 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 \$63,736.27, the same being now in default and said mortgage or trust deed 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 herein after stated, the first party does hereby grant, bargain, sell and convey unto the second party, his heirs, successor and assigns all of the following described real property situate in Klamath County, State of Oregon, to-wit:

Beginning at the Northeast corner of Lot 12, Block 3, PLEASANT VIEW TRACTS, and running thence West along the North line of said lot a distance of 113.0 feet to the point of beginning; thence South 95.0 feet; thence West, along the South line of Lots 12 and 13, a distance of 103.0 feet, more or less to the Easterly line of the existing drain ditch; thence Northeasterly along the Easterly line of said drain ditch to where said ditch intersects the North line of Lot 13, thence East 97.0 feet to the point of beginning.

more commonly known as: 4220 Bryant Avenue, Klamath Falls, OR 97603

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

TO HAVE AND TO HOLD the same unto said second party, his heirs, successors and assigns forever.

SEND FUTURE TAX STATEMENTS TO:

CONSIDERATION AMOUNT:\$10.00

Federal Home Loan Mortgage Corporation 8200 Jones Branch Drive McLean, VA 22102-3110	
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And the first party, for himself and his heirs and legal representatives, does covenant to and with the second party, his heirs, successors and assigns, that the first party is lawfully seized in fee simple of said property, free and clear of encumbrances except said mortgage or trust deed and further except covenants, conditions, restrictions and easements of record; that the first party will warrant and forever defend the above granted premises, and every part and parcel thereof against the lawful claims and demand 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 the 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 it is not the intention of the parties to merge the fee with the lien, the lien is to remain in favor of the lender 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.

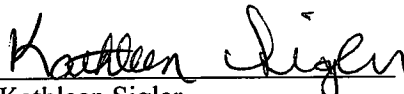
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$10.00.

However, the actual consideration of includes other property or value given or promised which is the whole consideration.

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 shall be taken to mean and include the plural; that the singular pronoun means and includes the plural, the masculine, the feminine and the neuter and that, generally, 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 the first party is a corporation, it has caused its corporate named to be signed hereto and its corporate seal affixed by it officers duly authorized thereunto by order of its Board of Directors.

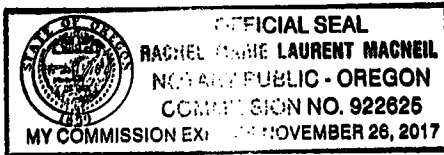
Dated 1-15-15

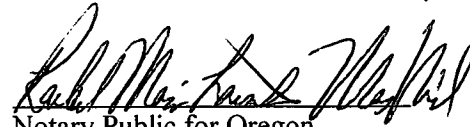

Kathleen Sigler

Before signing or accepting this instrument, the person transferring fee title should inquire about the person's right, if any, under ORS 195.300, 195.301 and 195.305 to 195.336 and Sections 5 to 11, Chapter 424, Oregon Laws 2007, and Sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009. This instrument does 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 that the unit of land being transferred is a lawfully established lot or parcel, as defined in ORS 92.010 or 215.010, to verify the approved uses of the lot or parcel, to determine any limits on lawsuits against farming or forest practices, as defined in ORS 30.930, and to inquire about the rights of neighboring property owners, if any, under ORS 195.300, 195.301 and 195.305 to 195.336 and Sections 5 to 11, Chapter 424, Oregon Laws 2007, and Sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009.

STATE OF OREGON)
) SS.
County of Curry)

The foregoing instrument was acknowledged before me this 15 day of January, 2015 by Kathleen Sigler.




Notary Public for Oregon
My commission expires: 11-26-17



S&S 12-110268
Loan #: XXXXXX7298