

49538

## ESTOPPEL DEED

1971 1984

THIS INDENTURE, between, ARLO W. HARRIS and MARGUERITE HARRIS, husband and wife, and JOHN A. HARRIS and VICKI HARRIS, husband and wife, hereinafter called HARRIS, and ARCHIE RICE, Executor of the Estate of the Estate of Lillian Beene, hereinafter called BEENE.

## W I T N E S S E T H:

WHEREAS, Lillian Beene, as Seller, entered into a Contract of Sale with HARRIS on the 1st day of August, 1968 for the real property hereinafter described, which Contract of Sale was recorded August 19, 1968, in Microfilm records as Document No. 25425, Volume M-68, Page 7537, records of Klamath County, Oregon; the same being now in default and there being the sum of \$15,193.52 with interest at 6 1/2 percent per annum from September 1, 1970 now due and owing on said Contract and said Contract being now subject to immediate foreclosure and whereas Harris is unable to pay the same, and has requested that Beene accept an absolute deed of conveyance of said property in satisfaction of the indebtedness and Beene does now accede to said request;

NOW, THEREFORE in consideration of the cancellation of the indebtedness of said contract, Harris does hereby convey to Beene the following described real property situate in Klamath County, Oregon, to-wit:

A parcel of land situate in the S 1/2 SW 1/4 of Section 30 and the N 1/2 NW 1/4 of Section 31, Township 24 South, Range 9 E. W. M., described as follows:

Running East 944.08 feet from the Northwest corner of Section 31, Township 24 South, Range 9 E.W.M., to an iron pin; thence East 243 feet, more or less to Main Street, and continuing East 62 feet, more or less, to a point on the Easterly line of Main Street and the true point of beginning of this description; thence Southwesterly, parallel with the Dalles-California Highway, 418 feet; thence East 418 feet; thence Northeast 522.5 feet; thence West 418 feet; thence Southwest 104.5 feet, more or less, to the point of beginning.

LESS AND EXCEPTING portion of said described parcel, as follows: beginning at the true point of beginning of the above described parcel; thence running Southerly along the Easterly line of Main Street, 50 feet; thence Easterly at right angles to Main Street 100 feet; thence Northerly, parallel to Main Street, 50 feet; thence Westerly at right angles to Main Street, 100 feet to the point of beginning.

This Deed is intended as a conveyance of the title to said premises and all redemption right of Harris and that Harris is not acting under any misapprehension as to effect thereof or under any duress, undue influence