

85613

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28-6479
ESTOPPEL DEED

KNOW ALL MEN BY THESE PRESENTS, That CARMEN (DIXIE) DIANE LADD, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto D. E. COLWELL and BARBARA D. COLWELL, husband and wife, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A tract of land located in the SE1/4NE1/4 and the NE1/4SE1/4 of Section 22, T. 39 S., Range 8 E.W.M., more particularly described as follows: Beginning at the quarter corner common to Sections 22 and 23; thence due S. 43.0 feet; thence S. 61 deg. 24' W 647.2 feet; thence S. 37 deg. 11' E 485.4 feet to the Northwestern boundary of the Klamath Falls-Ashland Highway; thence along said highway S. 39 deg. 31' W 428.7 feet to a 3/4" galvanized iron pipe; thence N. 89 deg. 25' 45" E 1168.7 feet to a 3/4" galvanized iron pipe; thence S. along the Section line between Sections 22 and 23, 1303.0 feet to the point of beginning.

To have and to hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

Grantor covenants that: This deed is absolute in effect and conveys fee simple title to the premises above described to grantee and does not operate as a mortgage, trust conveyance or security of any kind. Grantor is the contract purchaser of said premises pursuant to a contract of sale between grantor and grantee dated March 1, 1972, and that said premises are free and clear of liens and encumbrances except the vendor's lien created by said contract.

The acceptance by grantee of this deed effects a termination of the contract between grantor and grantee described above, and the grantee is entitled to retain all sums previously paid under the terms of said contract without any claim of restitution by grantor.

Grantor is not acting under any misapprehension as to the effect of this deed, nor under any duress, undue influence or misrepresentation of grantee, his agent or attorney or any other person.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$ -0-.

In construing this deed, the singular includes the plural as the circumstances may require.

WITNESS grantor's hand this 11 day of December, 1973.

Carmen Diane Ladd
Carmen (Dixie) Diane Ladd

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STATE OF OREGON)
COUNTY OF ^{Klamath} MARION) ss.

On this 11th day of December, 1973, personally appeared Carmen (Dixie) Diane Ladd and acknowledged the foregoing instrument to be their voluntarily act and deed.

Before me:

Betty Crank
Notary Public for Oregon
My commission expires: 6-18-76

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Ins

this 30 day of Jan A. D. 1974 at 4:06 o'clock P. M. and
duly recorded in Vol. M-74, of deeds 1045 on Page
4.00

By Wm D. MILNE, County Clerk
Hazel Drazil

return: Macomin, Jones + Zamsky
635 Main
City

D. E. Colwell
P.O. Box 533
Marion, OR
97633

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