

96978

Vol. 75 Page

1110

STATE OF OREGON

WHEN RECORDED MAIL TO
Giacomini, Jones & Zamsky
Attorneys at Law
635 Main Street
Klamath Falls, OR 97601

MAIL TAX STATEMENTS TO:
Mr. and Mrs. F. W. Woerpel
136 Marsh Road
Watsonville, CA 95076

RECEIVED
STATE OF OREGON
COUNTY OF Klamath
FILED IN COURT
THIS 11th DAY OF
OCTOBER 1960

County of _____
I certify that the within in-
strument was received for record on the
day of _____, 19____
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
filing fee number _____, Rec-
ord of Deeds of said County.
Witness my hand and seal of
County affixed.

By

Title

Deputy

ESTOPPEL DEED

W. W. Keefer, aka Wilbur Wayne Keefer dba Keefer's Fireside, and
Myrtle A. Keefer, wife of W. W. Keefer, grantor, conveys to F. W. Woerpel
and Iva D. Woerpel, husband and wife, grantee, the following described real
property situate in Klamath County, Oregon, to-wit:

A tract of land situated in the NE1/4 SW1/4 of Section 10,
Township 36 South, Range 6 East of the Willamette Meridian,
Klamath County, Oregon, and more particularly described as
follows:

Beginning at an iron pin at the Southwest corner of Lot 25,
FRONTIER TRACTS, said corner being South 0° 36' West a distance
of 669.40 feet and South 89° 24' West a distance of 460.0 feet
from the center quarter corner of said Section 10; thence North
0° 36' East a distance of 247.0 feet to an iron pin; thence
South 89° 24' West a distance of 50.0 feet to an iron pin; thence
North 0° 36' East a distance of 99.2 feet to an iron pin on the
South line of "A" Street frontier tracts; thence South 89° 17'
West along the South line of said "A" Street, a distance of 190.0
feet to an iron pin; thence South 0° 36' West a distance of 158.2
feet; thence South 80° 46' West a distance of 275.7 feet to the
East line of State Highway #421; thence South 3° 07' East along
said East line a distance of 146.8 feet to an iron pin on the
South line of FRONTIER TRACTS; thence North 89° 24' East along
said South line a distance of 518.93 feet, more or less, to the
point of beginning;

BUT EXCEPTING THEREFROM the parcel deeded to Harry R. Waggoner
by deed book 358, page 306;

RESERVING THEREFROM a 20-foot roadway easement over the North
side of West portion, including the terms and provisions thereof,
as set forth in Deed from Frontier Guest Ranch recorded October 24,
1960, in Deed Book 325, page 13.

The true consideration for this conveyance is \$0. The purpose of such
conveyance is the purpose of quieting title by reason of the divesting of
grantor of right of redemption as a result of a decree of foreclosure in
case No. 71-488 E, in the Circuit Court of the State of Oregon for Klamath
County, wherein it was decreed that F. W. Woerpel and Iva D. Woerpel
acquired all of the right, title, and interest of the right of redemption
of Donald Crane as Trustee in Bankruptcy of W. W. Keefer, bankrupt, and that
this deed is given for the purpose of removing from the record any claims
which said grantor may now have, or may in the future have, by way of
redemption and that grantor hereby covenants with grantee that, by reason
of this conveyance, grantor is hereby precluded forever from any right
to redeem the above described property.

Estoppel Deed - Page 1

RECEIVED

3:50 PM

IN WITNESS WHEREOF, the above named grantor have set their hands and seals this 15th day of January, 1973

W. W. Keefer
W. W. Keefer

Myrtle A. Keefer
Myrtle A. Keefer

STATE OF OREGON)
) ss.
County of Klamath)

Dated this 15th day of January, 1973.

Personally appeared the above named W. W. Keefer, aka Wilbur Wayne Keefer dba Keefer's Fireside and Myrtle A. Keefer, and each for himself acknowledged the foregoing instrument to be his/her voluntary act and deed.

(SEAL)

Before me: W. W. Keefer
Notary Public for Oregon
My Commission Expires: 1/23/75

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Giacomini Jones & Zamsky.

this 24 day of Jan A. D. 1975 at 3:50 p. M. 1110

duly recorded in Vol. M-75, of deeds

4.00

Wm D. MILNE, County Clerk

Harold D. Draz