

WHEN RECORDED MAIL TO: 97895

GIACOMINI, JONES & ZAMSKY  
Attorneys at Law  
635 Main Street  
Klamath Falls, Oregon 97601

MAIL TAX STATEMENTS TO:

Thelma Cramblet  
3567 Laverne  
Klamath Falls, Oregon 97601

STAT 1981 OREGON Page 1602

County of Klamath

I certify that the within instrument was received for record on the 7th day of Feb. 1975, at 1:10 o'clock P. M., and recorded in book E-75 on page 1602 or as filing fee number 97895, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Jan. D. Filipe

County Clerk Title

By *Jan. D. Filipe* Deputy

Fee \$1.00

RESTOPPEL DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas title to the real property hereinafter described is vested in fee simple in the Estate of Madaline M. Hmel and,

Whereas by unrecorded assignment all of the right, title and interest of the Estate of Madaline M. Hmel is transferred to THELMA CRAMBLET and,

Whereas said real property is subject to unrecorded contract wherein EUGENE C. JOHNS and MARJORIE A. JOHNS, husband and wife, are Purchasers and,

Whereas a suit for foreclosure of said contract has been filed as Klamath County Circuit Court Case No. 74-396 E and,

Whereas EUGENE C. JOHNS and MARJORIE A. JOHNS, husband and wife, are unable to pay the same and are desirous of averting a possible deficiency and therefore have requested THELMA CRAMBLET to accept an absolute deed of conveyance of said property in satisfaction of the indebtedness of said contract and said foreclosure and THELMA CRAMBLET does now accede to said request;

NOW, THEREFORE, in consideration of the dismissal of said foreclosure suit and the cancellation of all the debt and all evidences of indebtedness due under said contract, receipt of all of which consideration is hereby acknowledged, EUGENE C. JOHNS and MARJORIE A. JOHNS, husband and wife, do hereby grant, bargain, and sell and convey unto THELMA CRAMBLET, her heirs, successors and assigns, all of the following described real property situate in Klamath County, State of Oregon, to-wit:

Lot 13 in Block 304, of Darrow Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

together with all of the tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining.

To Have and to Hold the above described and granted premises with the appurtenances unto THELMA CRAMBLET, her heirs, successors and assigns forever.

And that EUGENE C. JOHNS and MARJORIE A. JOHNS, husband and wife, and their heirs and legal representatives do covenant to THELMA CRAMBLET, her heirs, successors and assigns as follows:

That this deed is intended as a conveyance, absolutely in legal effect as well as form, of the title to said premises which EUGENE C. JOHNS and MARJORIE A. JOHNS, husband and wife, may now have or hereafter acquire, to THELMA CRAMBLET, and not as a mortgage, trust conveyance, or security of any kind, and that possession of said premises is hereby surrendered to said THELMA CRAMBLET; and that in executing this deed, EUGENE C. JOHNS and

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GIACOMINI, JONES & ZAMSKY  
ATTORNEYS AT LAW  
A PROFESSIONAL CORPORATION  
635 MAIN STREET  
KLAMATH FALLS OREGON

MARJORIE A. JOHNS, husband and wife, are not acting under any misapprehension as to the effect thereof, nor under any duress, undue influence, or misrepresentation by THELMA CRAMBLET or her agent or attorney;

That this deed is not given as a preference over other creditors of EUGENE C. JOHNS and/or MARJORIE A. JOHNS, husband and wife; and that at this time there is no person, co-partnership, or corporation, other than THELMA CRAMBLET interested in said premises directly or indirectly, in any manner whatsoever.

IN WITNESS WHEREOF, EUGENE C. JOHNS and MARJORIE A. JOHNS, husband and wife, have hereunto set their hands and seals this 19th day of December, 1974.

Eugene C. Johns (SEAL)  
Eugene C. Johns

Marjorie A. Johns aka  
Marjorie A. Johns (SEAL)  
Marjorie A. Johns

STATE OF OREGON )  
County of Klamath ) ss.

On the 19th day of December, 1974, personally appeared the above named Eugene C. Johns and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

(SEAL)

Betty Crank  
Notary Public for Oregon  
County of Klamath  
My Commission expires: 6-18-76

STATE OF OREGON )  
County of Klamath ) ss.

On the 19th day of December, 1974, personally appeared the above named Marjorie A. Johns and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

(SEAL)

Betty Crank  
Notary Public for Oregon  
County of Klamath  
My Commission expires: 6-18-76