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STATE OF OREGON

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

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Vol. 75 Page 2586

County of

I certify that the within instru-  
ment 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.

MAIL TAX STATEMENTS TO:

Mr. and Mrs. F. W. Woerpel  
136 Marsh Road  
Watsonville, CA 95076

DO NOT USE THIS  
SPACE RESERVED  
FOR RECORDING  
LABELS OF COUN-  
TIES WHERE  
USED

Title

By

Deputy

A-25535

## 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

Re-recorded to show signature of scrivener.

RECEIVED MAR 5 - 1975  
4:00 pm

RECEIVED MAR 24 1975  
3:50 pm

IN WITNESS WHEREOF, the above named grantor have set their hands and seals this 15th day of January, 1975

W. W. Keefer  
W. W. Keefer

Myrtle A. Keefer  
Myrtle A. Keefer

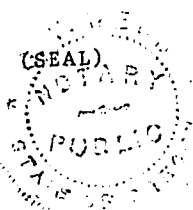
STATE OF OREGON )  
County of Klamath ) ss.

Dated this 15th day of January, 1975.

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.

Before Me: L. V. Webb

Before me: Myrtle A. 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 & Zansky

this 24 day of Jan A. D. 1975 at 3:50 o'clock P. M. and  
duly recorded in Vol. M-75, of deeds on Page 1110

4.00

INDEXED

Wm D. MILNE, County Clerk

By Hazel Dragan



re - recorded to correct signature of scrivener

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

this 5th day of MARCH A. D. 1975 at 3:50 o'clock P. M. and  
duly recorded in Vol. M-75, of DEEDS on Page 2586

FEE \$ 4.00

Wm D. MILNE, County Clerk

By Hazel Dragan

Ref: Klamath Co. Title Co.  
P.O. 134 151  
City