

37949

-ESTOPPEL DEED-

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THIS INDENTURE between CHARLES L. McGRANAGHAN, hereinafter called Grantor, and ROBERT CHEW, hereinafter called Grantee:

R E C I T A L S:

A. On December 17, 1973 Grantee sold to Grantor under an Agreement for Sale of Real Property, an undivided 10% interest in the following described real property. Said Agreement for Sale of Real Property recorded June 3, 1974 in Volume M74 at page 6755, records of Klamath County, Oregon; which Agreement is in default and subject to immediate foreclosure.

B. That foreclosure has been commenced in the Circuit Court of the State of Oregon for the County of Klamath, entitled "Complaint in Equity for Strict Foreclosure of Real Estate Contract" Case No. 77-762 Equity.

C. Grantor has requested Grantee to accept an absolute deed of conveyance of said property in satisfaction of the indebtedness and Grantee has acceded to said request.

W I T N E S S E T H:

NOW, THEREFORE, in consideration of the cancellation of the indebtedness evidenced by said Agreement for Sale of Real Property, and the dismissal of the above-entitled law suit, and relinquishment of any claims whatsoever, Grantor does hereby grant, bargain, sell and convey to Grantee, the following described property:

Section 21: NE $\frac{1}{4}$, NW $\frac{1}{4}$ NW $\frac{1}{4}$

Section 22: S $\frac{1}{2}$ SW $\frac{1}{4}$

All in Township 37 South, Range 15 EWM, Klamath County, Oregon

The Grantor covenants that by this conveyance he is conveying all his right, title and interest to said premises, including but not limited to any redemption rights and that he is not acting under any misrepresentations, duress or undue influence by Grantee.

The true and actual consideration for this transfer is cancellation of the debt in the above-described Agreement for Sale of Real Property.

IN WITNESS WHEREOF, the Grantor above-named has executed this instrument.

DATED this 7th day of October, 1977.

Charles L. McGranaghan

Ret. To:
William P. Brandsness
411 Pine Street
Klamath Falls, Ore. 97601
WILLIAM P. BRANDSNESS

ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

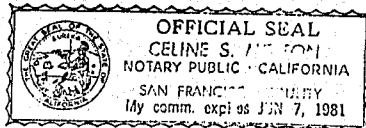
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STATE OF CALIFORNIA)
County of San Francisco) ss.

7 October, 1977.

Personally appeared the above-named CHARLES L. McGRANAGHAN,
and acknowledged the foregoing instrument to be his voluntary act.
Before me:



Celine S. Milne
Notary Public for California
My Commission expires: June 7, 1981

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at 2:11 of _____
this 26th day of October, A. D. 1977, at 2:11 clock P.M., and
fully recorded in Vol. M77, of Deeds on Page 20532.

Wm D. MILNE, County Clerk

By Bernard H. Letach

Fee \$6.00

WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

2. ESTOPPEL DEED