

## -ESTOPPEL DEED-

CECIL R. BROWN and KATHLENE E. BROWN, husband and wife, herein-  
after called Grantors, and CHARLES G. DUNCAN and LEONE M. DUNCAN, hus-  
band and wife, and RICK C. DUNCAN, hereinafter called Grantees:

## R E C I T A L S:

A. On April 15, 1981 Grantees sold to Grantors, under a Contract of Sale, the following described real property. Said Contract of Sale was recorded April 15, 1981 in Volume M-81 page 6800. An Addendum to said Contract of Sale was dated May 13, 1982, recorded May 14, 1982 in M-82 on page 5979 and re-recorded July 9, 1982 in M-82 on page 8665, Records of Klamath County, Oregon, which contract is in default and subject to immediate foreclosure.

B. Grantors have requested Grantees to accept an absolute deed of conveyance of said property in satisfaction of the indebtedness and Grantees have 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 Contract of Sale and relinquishment of any claims whatsoever, Grantors do hereby grant, bargain, sell and convey to Grantees, the following described real property situate in the County of Klamath, State of Oregon, to-wit:

S $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ , W $\frac{1}{2}$ SE $\frac{1}{4}$  of Section 28, Township 40 South, Range 11 East of the Willamette Meridian. CONVEYING TO GRANTEEES those proportionate rights that run with the land as described in JOINT USE AGREEMENT, including the terms and provisions thereof, by and between Lynn R. Pope, et ux, William S. Flesher, et ux., Charles G. Duncan, et ux., and J. Randall Pope, et ux., recorded June 17, 1980, in Volume M80 page 11105, Deed Records of Klamath County, Oregon.

CONVEYING to Grantees an easement for purposes of ingress and egress 30 feet in width lying along the easterly boundary of Grantors' property situated in the NW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 33, Township 40 South, Range 11 EWM.,

CONVEYING to Grantees an easement for irrigation purposes and purposes of ingress and egress 15 feet in width lying along the Southerly boundary of Grantor's property situated in the E $\frac{1}{2}$ SW $\frac{1}{4}$  of Section 28, Township 40 South, Range 11 EWM extending from the south east corner thereof to the Pope-Fisher ditch on the west.

CONVEYING to Grantees an easement for ingress and egress 15 feet in width lying along the Northerly boundary of Grantors' property situated in the NW $\frac{1}{4}$  NE $\frac{1}{4}$  of Section 33, Township 40 South, Range 11 EWM.

The Grantors covenant that by this conveyance they are conveying all of their right, title and interest to said premises, including but not limited to any redemption rights and that they are not acting under the misrepresentations, duress or undue influence by Grantees.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A Buyer should check with the appropriate City or County Planning Departments to verify approved use.

**WILLIAM P. BRANDSNESS**

A PROFESSIONAL CORPORATION

ATTORNEY AT LAW

411 PINE STREET

KLAMATH FALLS, OREGON 97601

1. ESTOPPEL DEED

OK  
12.00

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

IN WITNESS WHEREOF the Grantors above named have executed this instrument this 17 day of MAY, 1984.

Cecil R. Brown

Kathlene E. Brown

STATE OF OREGON     )  
County of Klamath    ) ss. May 17, 1984.

Personally appeared the above-named CECIL R. BROWN and KATHLENE E. BROWN, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Jerome F. Hammond  
Jerome F. Hammond and  
NOTARY PUBLIC - OREGON

My Commission Expires: 6-22-84

Notary Public for Oregon

My Commission expires: 6-22-84

Return:  
Charles Duncan  
Box 427  
Merrill, Ore  
97632.

**WILLIAM P. BRANDSNESS**

A PROFESSIONAL CORPORATION

ATTORNEY AT LAW

411 PINE STREET

KLAMATH FALLS, OREGON 97601

2. ESTOPPEL DEED

BILL OF SALE

8449

THIS INDENTURE WITNESSETH, That in consideration of ~~XXXXXX~~ lieu of  
foreclosure  
the receipt whereof hereby is acknowledged, I the undersigned seller, hereby grant, bargain, sell, transfer and de-  
liver unto CHARLES G. DUNCAN and LEONE M. DUNCAN, RICK C. DUNCAN, hereinafter called buyer,  
the following described personal property, now being and situate  
in State of Oregon, County of Klamath to-wit:

- 75 hp pump and motor
- 2500 feet of 8" main line
- 3 - 4x4 valve openers
- 3 - hoses
- 3 - 4" throw pipes
- 3 - 1/4 mile wheelines and movers
- 24 - joints 30 foot 6" mainlines with end plug
- 27 - joints 30 foot 8" mainlines
- 1 - joint 50 foot 8" mainlines

TO HAVE AND TO HOLD, the same unto the buyer and buyer's executors, administrators, successors and assigns forever.  
And I, the seller, hereby covenant to and with the said buyer that I am the owner of said personal property; that the same is free from all encumbrances  
that I have a good right to sell the same, and that I, my heirs, executors and administrators shall warrant and defend the same against the lawful claims of all persons whomsoever.

WITNESS our hand S. this 17 day of May, 19 84.

STATE OF Oregon }  
County of Klamath } ss.

I, CECIL R. BROWN and KATHLENE E. BROWN, husband and wife,  
being first duly sworn, depose and say that we are the sole owner S. of the property described in the foregoing bill of sale, that the same has been paid for in full, and that on this date the same is free and clear of liens and encumbrances of every kind and nature except for that Farm Home Administration loan. CRB KC.B

Kathlene E. Brown  
17 day of May, 19 84.

Subscribed and sworn to before me this 17 day of May, 19 84.  
Jerome F. Hammond  
NOTARY PUBLIC - OREGON  
My Commission Expires 0-12-84

Notary Public for  
My Commission expires

STATE OF OREGON: COUNTY OF KLAMATH:ss  
I hereby certify that the within instrument was received and filed for  
record on the 22nd day of May A.D., 19 84 at 11:13 o'clock A M,  
and duly recorded in Vol M84, of Deeds on page 8447.

Fee: \$ 12.00

EVELYN BIEHN, COUNTY CLERK  
by: Pam Smith, Deputy