

KNOW ALL PERSONS BY THESE PRESENCE that LAURA LYNN LAWSON who took all right title and interest in and to the property described herein pursuant to Klamath County Divorce Decree, Case no. 84-229 DI under the former name of Laura Lynn Kennedy, grantor, for consideration herein-after stated, does hereby grant, bargain, sell, release, quitclaim, and specifically warrant unto BARRY D. CURTIS and JUDITH CURTIS, husband and wife, grantees, free of encumbrance created or suffered by grantor all right title and interest in and to the following described real property.

Lot 34, Block 38, SIXTH ADDITION TO KLAMATH RIVER ACRES OF OREGON LTD., according to the official plat thereof on file in the office of the County Clerk, of Klamath County, Oregon.

The real property is subject to the following encumbrances:

This deed is absolute in effect and conveys all of the grantor's right, title and interest of every kind arising out of that certain contract of sale dated February 14, 1983 and is made by grantor to grantees in lieu of foreclosure by grantees from said contract of sale and does not operate as a mortgage, trust, conveyance or security of any kind.

This deed does not effect a merger of ownership and contract rights in favor of grantees as follows:

The fee and contract rights shall hereafter remain separate and distinct.

Grantor herein is not under any misapprehension as to the effect of this deed nor under any duress, undue influence or misrepresentation by grantee, its agents, attorneys, or any other person.

By acceptance of this deed, grantee covenants and agrees that it shall forever forbear taking any action whatsoever to collect against grantor on the contract executed, hereinabove described other than by foreclosure of that contract and that in any proceeding to foreclose such contract it shall not seek or obtain a deficiency judgment against grantor, such rights and remedies being hereby waived.

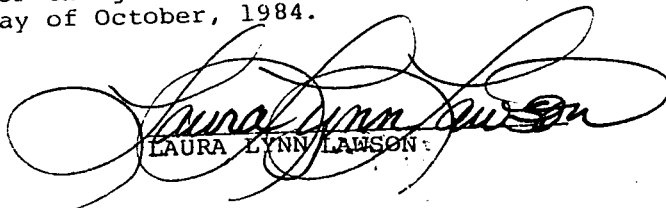
Grantor does hereby waive, surrender, convey and relinquish any equity of redemption and statutory rights of redemption concerning the real property the subject hereof.

The true and actual consideration for this transfer is other value given, including without limitation grantee's waiver of its rights to a deficiency judgment as to the above-mentioned contract.

In construing this deed and where the context so requires the singular includes the plural and grammatical changes shall be applied to make the provisions apply equally to corporations and individuals.

Untill a change is requested all tax statements are to be sent to the following address:

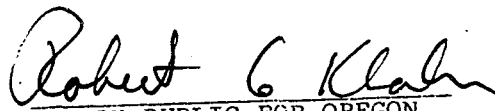
IN WITNESS WHEREOF the grantor has executed this instrument this the 21<sup>st</sup> day of October, 1984.

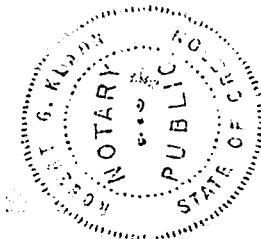
  
LAURA LYNN LAWSON

STATE OF OREGON           )  
                                  ) ss.  
County of Klamath       )

Personally appeared the above-named LAURA LYNN LAWSON and acknowledged the foregoing instrument to be her voluntary act and deed.

SUBSCRIBED AND SWORN TO before me this the 21 day of October.

  
NOTARY PUBLIC FOR OREGON  
My Commission Expires:



ESTOPPEL AND SOLVENCY AFFIDAVIT

18434

STATE OF OREGON        )  
                          )     ss.  
County of Klamath     )

I, LAURA LYNN LAWSON hereby depose and say that:

I am the principal grantor to all right, title, and interest of every kind and nature arising from that certain real estate contract dated February 14, 1984 in that certain real estate described in the Statutory Quitclaim Deed in Lieu of Foreclosure executed by myself of this date which has been executed and delivered to BARRY D. CURTIS and JUDITH CURTIS conveying property to them of the remaining partners of the property described therein situated in Klamath County, Oregon.

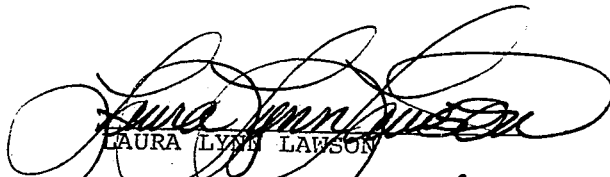
The aforesaid deed was an absolute conveyance of the fee title to the real property to grantee BARRY CURTIS and JUDITH CURTIS in effect as well as in form and was not and is not intended as a mortgage, trust, conveyance or security of any kind and was not and shall not be, construed as a merger of the lien interest and fee interest in such property. The consideration for this deed is other value given and cancellation of the debts, obligations, costs and charges heretofore existing under and by virtue of the terms of the above-described security instrument.

The deed and conveyance were made by LAURA LYNN KENNEDY as a result of a request that the grantee accept such deed as her voluntary act. At the time of the making of the deed she believed that the indebtedness remaining unpaid under such security document plus any unpaid real property taxes or city liens assessed to the property represented a fair value of the property so conveyed and that the deed is not given as a preference against any other of our creditors. At the time the deed was given, there were no other persons, firms or corporations other than stated in the exceptions to such statutory special quitclaim deed directly or indirectly interested in the real property. All individuals are solvent and have no other creditors whose rights would be prejudiced by the deed.


In offering this deed to BARRY P. CURTIS and JUDITH CURTIS, Laura is not and has not acted under any duress, undue influence, misapprehension or misrepresentation by the grantee or by any agent, attorney, or representative of grantee. It is LAURA LYNN LAWSONS intention in the deed to convey all of her right, title, and interest absolutely in and to the real property described in the deed to the described property in Klamath County, Oregon.

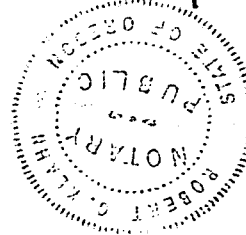
This affidavit is made for the protection and benefit of BARRY P. CURTIS and JUDITH CURTIS, of, their successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in this real property described in the deed and shall bind such individuals; and entities' heirs, personal representatives, successors and assigns.

18435

  
LAURA LYNN LAWSON

SUBSCRIBED AND SWORN TO before me this the 24 day of October, 1984.

  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 8/25/88

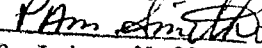


Ret: Robert G. Klak  
Box 561  
MFC.

STATE OF OREGON, )  
County of Klamath )  
Filed for record at request of

on this 26th day of October A.D. 19 84  
at 3:16 clock P M, and duly  
recorded in Vol. M84 of Deeds  
Page 18432

EVELYN BIEHN, County Clerk

By  Deputy

Fee 16.00 Index: \$1.00