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ESTOPPEL

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THIS INDENTURE between Daniel A. Cuneo and Freida L Cuneo, husband and wife, hereinafter called the first party and Joyce McBride, hereinafter called the second party:

WITNESSETH:

WHEREAS, the title to the real property hereinafter described is being sold by the second party to the first party by way of a Contract of Sale, a Memorandum of which is recorded in Volume M80 at page 17633 of the Klamath County Record of Deeds, and said contract now being in default and subject to foreclosure, with the first party being unable to pay the same, and the first party has requested the second party to accept an absolute Deed of Conveyance of said property in full satisfaction of the indebtedness as represented by the aforementioned Contract of Sale, and the second party does now accede to said request; now, therefore,

FOR THE CONSIDERATION hereinafter stated the first party does hereby grant, bargain, sell and convey unto the Joyce M. McBride, her heirs, successors and assigns all of the following described real property located within Klamath County, Oregon, to-wit:

The Easterly 100 feet of Lots 8, 9 and 10 and all of Lots 1 and 2 in Block 5 in the Town of Bonanza, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

together with all the tenements, hereditaments and appurtenances thereto situated. To have and to hold the same unto Joyce McBride and her heirs, successors and assigns.

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This Deed is intended as an absolute conveyance of the title to said premises and that possession of the premises are hereby peaceably surrendered to Joyce McBride.

That the first party is not acting under misapprehension as to the effect thereof or under any duress or undue influence.

The true and actual consideration paid for this transfer is the cancelling of the indebtedness represented by the Contract of Sale.

DATED this 22 day of February, 1985.

Freida L. Cuneo
[Signature]

STATE OF CALIFORNIA

County of SAN MATEO

BE IT REMEMBERED, That on this 22nd day of February, 1985, undersigned, a Notary Public in and for said County and State, personally appeared the within named FREIDA L. CUNEO AND DANIELA A. CUNEO known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Marianne Filippini
NOTARY PUBLIC FOR CALIFORNIA
My Commission Expires: AUGUST 21, 1988

Return:

LAW OFFICES

NICHOLS & BOGARDUS, P.C.

35 G STREET SOUTH

LAKEVIEW, OREGON 97630-1897

STATE OF OREGON: COUNTY OF KLAMATH:ss'

I hereby certify that the within instrument was received and filed for record on the 7th day of March A.D., 1985 at 12:16 o'clock P M, and duly recorded in Vol M85, of Deeds on page 3401.

EVELYN BIEHN, COUNTY CLERK

by: Pam Smith, Deputy

Fee: \$ 9.00