

55241

ATC 85199
ESTOPPEL DEED

Vol. 1485 Page 18208

KNOW ALL MEN BY THESE PRESENTS that ALBERT GRANT aka Al Grant and WILDA GRANT, Grantors, do hereby grant, bargain, sell and convey unto CERTIFIED MORTGAGE COMPANY, an Oregon Corporation, the following described premises situated in Klamath County, Oregon: See Exhibit "A" attached hereto and incorporated herein by this Agreement.

Grantors are the Vendees named in that certain Assignment of Vendee's interest recorded on February 8, 1982 in Vol. M-82 at page 1588 of the deed records of Klamath County, Oregon.

Grantors covenant that this deed is absolute in effect and conveys fee simple title of the premises above described to grantee and does not operate as a mortgage, trust conveyance, or security of any kind.

The acceptance of this deed by Grantee effects a release by Grantee to Grantors of any and all responsibility and liability on the part of Grantor for the performance of any covenants or conditions of the above said assignments and from the contract described in said assignment.

Grantors are not acting under any misapprehension as to the effect of this deed, nor under any duress, undue influence or misrepresentation of grantee, his agent or attorney or any other person.

The true consideration paid for this transfer, stated in dollars is none. The actual consideration consists of the release of liability set forth above.

This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses.

IN WITNESS WHEREOF, Grantor has hereunto set his hand this 31st day of November, 1985.

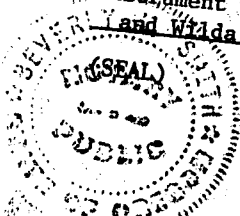
Al Grant

Eleanor K. Grant

Wilda Grant

STATE OF Oregon)
County of Klamath) SS.

On the 6th day of November, 19 85, the foregoing instrument was acknowledged before me by Al Grant, Eleanor K. Grant, and Wilda Grant.



Beverly A. Smith
Notary Public for Oregon
My Commission Expires: 3/31/89

Send tax statements to:

After recording return to:

CERTIFIED MORTGAGE CO.
803 MAIN SUITE 103
KLAMATH FALLS, OR 97601-6046

CERTIFIED MORTGAGE CO.
803 MAIN SUITE 103
KLAMATH FALLS, OR 97601-6046

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EXHIBIT "A"

PARCEL 1

A tract of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Starting from the Northwest corner NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 3, Township 36 South, Range 6 East of the Willamette Meridian; thence South 89° 50' East, a distance of 596.39 feet; thence South a distance of 223.26 feet to an iron pin, the point of beginning; thence South, a distance of 74.83 feet to an iron pin; thence South 69° 26' 53" East, a distance of 131.65 feet to an iron pin; thence Northerly on the Westerly side of the County Road, along a curve left having a radius of 543 feet, a distance of 100 feet to an iron pin; thence North 80° 37' 11" West a distance of 151.61 feet more or less to the point of beginning.

PARCEL 2

A portion of the SE $\frac{1}{4}$ of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which East along the center line of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, a distance of 330 feet from the center of said Section 10 and thence South at right angles to said center line and parallel to the North-South center line a distance of 275 feet for the true point of beginning; thence East parallel to the East-West centerline a distance of 150 feet to a point; thence South parallel to the North-South centerline a distance of 150 feet; thence West parallel to the East-West centerline a distance of 150 feet; thence North parallel to the North-South centerline a distance of 150 feet to the point of beginning.

This instrument is being recorded as an accommodation only, and has not been examined as to validity, sufficiency or effect it may have upon the herein described property. This courtesy recording has been requested of ASPEN TITLE & ESCROW, INC.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of
of November

A.D., 19 85 at 9:34
of Deeds

o'clock A M., and duly recorded in Vol. M85 day
on Page 18208

Evelyn Biehn
By

County Clerk

FEE \$9.00