

55595

Vol. M85 Page 18855

MTC 15765-P

ESTOPPEL DEED

CAROL YVONNE BROWN, Grantor, releases and conveys to ARTHUR MELVIN LYNN (a married man) Grantee, the real property and transfer, sell, release and deliver the personal property all situated in Klamath County, Oregon, and described on the attached Exhibit A which is hereby incorporated, the Property.

By contract dated March 1, 1985 and recorded on June 24, 1985 in Vol. M85 on Page 9600 in the Klamath County Records, the Contract, Grantor purchased the Property from Grantee. The Contract is in default and is subject to immediate foreclosure. Grantor has offered and Grantee has agreed to accept this absolute deed of conveyance in satisfaction of Grantor's obligations under the Contract.

Grantor covenants and warrants that:

1. This deed is absolute in effect and conveys all of Grantor's interest in the Property including without limitation any redemption rights to Grantee. This deed is not intended as a rescission of the Contract and does not constitute a mortgage, lien or security interest of any kind. No payments previously received by Grantor under the Contract shall be refunded.
2. Grantor executes and delivers this deed freely and voluntarily and is not acting under any misapprehension as to the effect of this deed, nor under any duress, undue influence or misrepresentation of Grantee, Grantee's agents or attorneys, or any other person.
3. Grantor is the owner of the Property subject to no liens or encumbrances except the Contract. Grantor has the absolute right to make this conveyance; Grantor will warrant and defend title to the Property against all claims and demands except as set forth in this paragraph; no other person, partnership, corporation or other entity has a direct or indirect interest in the Property or the Contract through Grantor; and this deed is not given as a preference over other creditors of Grantor and Grantor has no creditors whose rights are prejudiced by this conveyance.

UNTIL FURTHER NOTICE ALL TAX
STATEMENTS SHALL BE SENT TO:
Arthur Melvin Lynn
Star Route Box 140
Chemult, Or. 97731

AFTER RECORDING RETURN TO:
Joy D. Abele
P. O. Box 704
Oregon City, Or. 97045

'85 NOV 20 AM 11 20

18856

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.

The true consideration for this conveyance stated in terms of dollars is none and consists of the satisfaction by Grantee of the obligations secured by the Contract.

DATED: 11-13-85, 1985.

Carol Yvonne Brown
Carol Yvonne Brown

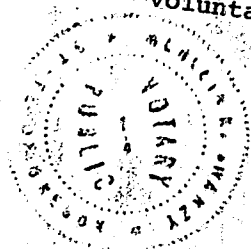
STATE OF OREGON)
County of Klamath) ss.

Nov. 13, 1985

Personally appeared the above named CAROL YVONNE BROWN, and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires: 2-16-89



18857

EXHIBIT A

The North half of the East half of the Northeast quarter of the Northeast quarter of Section 12, T. 29 S., R. 7 E., of the W.M. in Klamath County, Oregon.

SUBJECT TO the recorded and established rights of way including the right of way of The Dalles - California Highway, the right of way of the East Diamond Lake Highway and the right of way of the Bonneville Power Administration. aka Lake Way Motel.

TOGETHER WITH:

One 1972 Shelterex mobile home, License No. X83929, Vehicle ID No. S3784.

One 1973 Concord mobile home, License No. X85281, Vehicle ID No. 29342S1251.

One Caterpillar Model #212, motor grader

And other personal property including signs, equipment, supplies, furnishings and tools as per written inventory record furnished to Grantor pursuant to the contract described on the attached Estoppel Deed.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of November A.D., 19 85 at 11:20 o'clock A M., and duly recorded in Vol. M85
of _____ Deeds on Page 18855

FEE \$13.00

Evelyn Biehn
By _____

County Clerk

Sam Smith