

57184

ESTOPPEL DEED

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654

KNOW ALL MEN BY THESE PRESENTS that AUDIE SOYLAND, Grantor, does hereby grant, bargain, sell and convey unto J. CLAUDE BOWDEN and THELMA M. BOWDEN, Grantee, the following described premises situated in Klamath County, Oregon, to-wit:

See description of property set forth on Exhibit "A" attached hereto and incorporated herein by this reference

Grantor is one of the Vendees named in that certain Assignment of Vendee's interest recorded on September 29, 1983 in Vol. M-83 at page 16794 of the deed records of Klamath County, Oregon. Grantor is also one of the successors in interest to the interest of John Miller by virtue of the covenants of a Bargain and Sale Deed recorded on July 16, 1985 in Vol. M-85 at page 11181 of the deed records of Klamath County, Oregon.

Grantor covenants 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 Grantor 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.

Grantor is 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 October, 1985.

Audie Soyland

STATE OF California)
County of San Diego) SS.

On the 7 day of November, 1985, the foregoing instrument was acknowledged before me by Audie Soyland.

(SEAL)



Kristina H. Hackley
Notary Public for San Diego County
My Commission Expires: Aug 21, 1989

Send tax statements to:

After recording return

WILLIAM M. GANONG
ATTORNEY AT LAW
1101 PINE STREET
KLAMATH FALLS, OR 97601

EXHIBIT "A"

PARCEL 1

L 655

The West 150 feet of a tract of land in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the Westerly line of the right of way of the Dalles-California Highway, now known as Wocus Road which point bears North 89° 49' West a distance of 629.8 feet, and North 6° 02' East a distance of 107.2 feet from the Southeast corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 7, said point also being at the Southeast corner of the tract herein described; thence North 6° 02' East along said Westerly right of way line a distance of 180 feet; thence North 89° 49' West a distance of 486.54 feet; thence South 6° 02' West 180 feet; thence South 89° 49' East 486.54 feet to the place of beginning.

PARCEL 2

A tract of land in the N $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point which lies North 89° 49' West a distance of 976.04 feet and South 6° 02' West a distance of 1050.3 feet from the iron pin which marks the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, and running thence: continuing South 6° 02' West a distance of 180 feet to a point; thence North 89° 49' West a distance of 486.54 feet to a point; thence North 6° 02' East a distance of 180 feet to a point; thence South 89° 49' East a distance of 486.54 feet more or less to the point of beginning.

EXCEPTING that portion of the above tract deeded to the State of Oregon for highway purposes.

STATE OF OREGON COUNTY OF KLAMATH ss

Filed for record at request of _____
of _____ January _____ A.D. 19 86 at 12:12 o'clock _____ A.M. and duly recorded in Vol _____ day
of _____ Deeds _____ on Page 654

FEE \$2.00

Evelyn Biehn,
By _____

County Clerk

[Signature]