

ESTOPPEL DEED

THIS INDENTURE BETWEEN RACHEL E. STANFORD, now known as RACHEL E. STANFORD EVANS, and CHRISTINE E. COOKE, now known as CHRISTINE VIAN, hereinafter called Grantors, and LEONARD T. DOMBRAS and ANN DOMBRAS, Trustees, hereinafter called Grantees:

## R E C I T A L S:

A. On February 20, 1981 Grantees sold to Grantors, under a Trust Deed, including the terms and provisions thereof, the hereinafter described real property. Said Trust Deed was recorded on February 20, 1981 in Volume M81, Page 3075, Mortgage Records of Klamath County, Oregon; by Assignment dated April 9, 1984, recorded April 9, 1984, in Volume M84, Page 5824, Mortgage Records of Klamath County, Oregon, said Trust deed was assigned to Leonard T. Dombras and Ann Dombras, as Trustees, which Trust Deed is in default and subject to immediate foreclosure.

B. Grantors have requested Grantees to accept an absolute deed of conveyance of said property in satisfaction of the indebtedness and Grantees have acceded to said request.

## W I T N E S S E T H:

NOW, THEREFORE, in consideration of the cancellation of the indebtedness evidenced by said Trust Deed and relinquishment of any claims whatsoever, Grantors do hereby grant, bargain, sell and convey to Grantees the following described property, to-wit:

Beginning at the Southeasterly corner of Lot 10 in Block 7, First Addition to the City of Klamath Falls, Oregon; thence Northwesterly along the Westerly line of 8th Street, 65 feet; thence Southwesterly at right angles to 8th Street, 52.0 feet; thence Southeasterly parallel with 8th Street, 5 feet; thence Southwesterly at right angles to 8th Street, 8 feet; thence Southeasterly parallel with 8th Street, 60 feet to the Northerly line of Mt. Whitney Street; thence North-easterly along the Northerly line of Mt. Whitney Street 60 feet to the point of beginning, being all that portion of Lots 9 and 10 of Block 7 of First Addition to the City of Klamath Falls, Oregon

The Grantors covenant that, by this conveyance, they are conveying all their right, title and interest to said premises, including but not limited to any redemption rights and that they are not acting under any misrepresentations, duress or undue influence by Grantees.

The true and actual consideration for this transfer is cancellation of the debt in the above-described Trust Deed.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. Grantees should check with the appropriate City or County Planning Department to verify approved uses.

*Att.*  
**BRANDSNESS & HUFFMAN, P.C.**  
A PROFESSIONAL CORPORATION  
ATTORNEYS AT LAW  
411 PINE STREET  
KLAMATH FALLS, OREGON 97601  
1. ESTOPPEL DEED

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IN WITNESS WHEREOF the Grantors above-named have  
executed this instrument. 1176

DATED this 20th day of January, 1987.

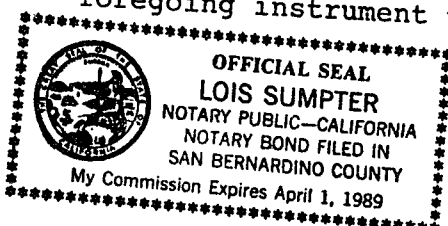
Rachel E. Stanford Evans  
Christine E. Vian

STATE OF CALIFORNIA

County of Los Angeles

ss. January 20, 1987.

Personally appeared the above-named RACHEL E. STANFORD,  
now known as RACHEL E. STANFORD EVANS, and acknowledged the  
foregoing instrument to be their voluntary act. Before me:



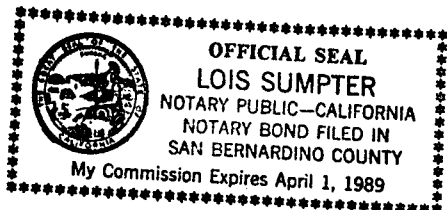
Lois Sumpter  
Notary Public for California  
My Commission Expires: 4-1-89

STATE OF CALIFORNIA

County of San Bernardino

ss. January 20, 1987.

Personally appeared the above-named CHRISTINE E. COOKE,  
now known as CHRISTINE E. VIAN, and acknowledged the foregoing  
instrument to be their voluntary act. Before me:



Lois Sumpter  
Notary Public for California  
My Commission Expires: 4-1-89

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of January A.D., 19 87 at 3:55 o'clock P M., and duly recorded in Vol. M87  
of Daeda on Page 1175

FEE \$14.00

Evelyn Biehn, County Clerk  
By Ann Smith

BRANDSNESS & HUFFMAN, P.C.

A PROFESSIONAL CORPORATION  
ATTORNEYS AT LAW

411 PINE STREET  
KLAMATH FALLS, OREGON 97601

2. ESTOPPEL DEED