

mfc 17531

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ESTOPPEL DEED

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THIS INDENTURE between WILLIAM T. SCHWEIGER, JR. and SALLY LORENE SCHWEIGER, husband and wife, hereinafter called the First Partys and KATHLEEN R. DENSON, KAREN R. KLIEVER, KENNETH RONALD KROGH, KAYLA R. MEEKS and KEITH R. KROGH, hereinafter call the Second Partys,

W I T N E S S E T H:

WHEREAS, the title to the real property hereinafter described is vested in fee simple in the Second Partys, subject to a Real Estate Contract dated August 3, 1981 of which a Memorandum of Sale was recorded on August 7, 1981 in Volume 81, Page 14100, Microfilm Records of Klamath County, Oregon, wherein the Vendors are Kathleen R. Denson, Personal Representative of the Estate of Kenneth Richard Krogh and the Second Partys are the Vendees; that on September 9, 1982 the Vendors' interest in said contract was awarded to the Second Partys by order of the Klamath County Circuit Court, Probate No. 81-66 P, Estate of Kenneth Richard Krogh, reference to said records hereby being made, the indebtedness on said contract is now owed by the First Partys, on which there is now owing and unpaid the sum of \$15,723.51, the same being now in default and said contract now subject to immediate foreclosure, and whereas the First Partys, being unable to pay the same, has requested Second Partys to accept an absolute deed of conveyance of said property in satisfaction of the indebtedness and the Second Party does now accede to said request.

NOW, THEREFORE, for the consideration hereinafter stated which includes the cancellation of said Real Estate Contract and the indebtedness due thereunder, the First Partys do hereby grant, sell and convey unto the Second Partys, their heirs, successors and assigns, all of the following described real property situate in Klamath County, State of Oregon, to-wit:

The East 53.95 feet of the West one-half of Lot 16, Block 1, SECOND ADDITION TO ALTAMONT ACRES, 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 belonging to or any wise appertaining;

TO HAVE AND TO HOLD the same unto Second Partys, their heirs, successors and assigns forever.

That in executing this deed the First Partys are not acting under any misapprehension as to the effect thereof or under any duress, undue influence, or misrepresentation by the Second Partys, or Second Partys' representatives, agents or attorneys; that this deed is not given as a preference over other creditors of the First Partys and that at this time there in no person, co-partnership or corporation, other than the Second Partys, interested in said premises directly or indirectly, in any manner whatsoever.

This true and actual consideration paid for this transfer, stated in terms of dollars is \$0.00. However, the actual consideration consists of or includes other value given or

promised which is the whole consideration.

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IT WITNESS WHEREOF, the First Partys above named have executed this instrument.

Dated this 23rd day of January, 1987.

William T. Schweiger, Jr.
WILLIAM T. SCHWEIGER, JR.

Sally Lorene Schweiger
SALLY LORENE SCHWEIGER

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON)
County of Klamath) ss.

The foregoing instrument was acknowledged before me this 23rd day of January, 1987.

[Signature]
NOTARY PUBLIC FOR OREGON
My Commission Expires: 11-24-89

GRANTOR'S NAME AND ADDRESS:
William T. Schweiger, Jr.
and Sally Lorene Schweiger
3710 Bristol, Space D
Klamath Falls, Oregon 97603

GRANTEE'S NAME AND ADDRESS:
Kathleen R. Denson, Karen R. Kliver
Kenneth Ronald Krogh, Kayla R. Meeks
and Keith R. Krogh
4460 Altura
Eugene, Oregon 97404

AFTER RECORDING RETURN TO:
Kathleen R. Denson
4460 Altura
Eugene, Oregon 97404

UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING ADDRESS:
Kathleen R. Denson
4460 Altura
Eugene, Oregon 97404

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

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on this 27th day of January A.D., 19 87
at 8:44 o'clock A M. and duly recorded
in Vol. M87 of Deeds Page 1277
By Evelyn Biehn, County Clerk
By [Signature] Deputy.
Fee, \$14.00