

ESTOPPEL DEED

THIS INDENTURE BETWEEN DAVID ALAN KINNAN and LISA DIANE KINNAN, hereinafter called Grantor, and DORIS V. DUFF hereinafter called Grantee:

## R E C I T A L S:

A. On February 2, 1981, Grantee sold to Grantor, under an Land Sale Contract, the following described real property. Said Land Sale Contract was recorded on February 3, 1981, in Volume M81 at page 1582, records of Klamath County, Oregon.

B. Grantor has requested Grantee to accept an absolute deed of conveyance of said property in satisfaction of the indebtedness and Grantee has 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 Contract of Sale and relinquishment of any claims whatsoever, Grantor does hereby grant, bargain, sell and convey to Grantee the following described property, situate in the County of Klamath, State of Oregon, to-wit:

Lot 11, Block 3, TRACT 1002, LA WANDA HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Tax Account No: 3908 014CO 02400.

The Grantor covenants that by this conveyance it is conveying all its right, title and interest to said premises, including but not limited to any redemption rights and that it is not acting under any misrepresentations, duress or undue influence by Grantee.

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

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 use.

## S U B J E C T T O:

1. Agreement, subject to the terms and provisions thereof, recorded December 18, 1967 in Volume M67, page 9824, Microfilm Records of Klamath County, Oregon, between grantors and Pacific Power & Light Company. (Blanket Easement)
2. Public utilities easement as shown on dedicated plat. (Rear 8 feet)
3. Building setback line 25 feet from street as shown on dedicated plat.
4. Restrictions as contained in plat dedication.

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5. Declaration of Conditions and Restrictions, subject to the terms and provisions thereof, Recorded: November 14, 1975 Volume: M75, page 14401, Microfilm Records of Klamath County, Oregon.

6. Taxes for the fiscal year 1989-1990, a lien, due and payable. Amount: \$220.58. Account No: 3908 014CO 02400. Key No: 497019.

IN WITNESS WHEREOF the Grantor above-named has executed this instrument.

DATED this 22 day of Nov, 1989.

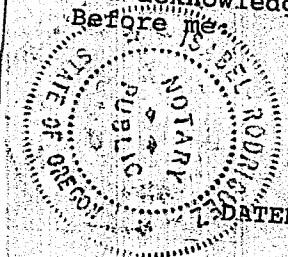
David Alan Kinnan  
David Alan Kinnan

STATE OF OREGON )

County of Klamath )

ss. November 22, 1989.

Personally appeared the above-named DAVID ALAN KINNAN, and acknowledged the foregoing instrument to be his voluntary act. Before me:



Isabel Rodriguez  
Notary Public for Oregon  
My Commission Expires: 4-26-91

DATED this 22 day of NOVEMBER, 1989.

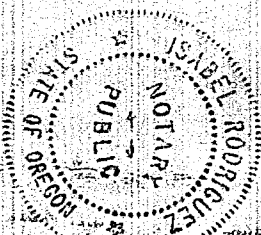
Lisa Diane Kinnan  
Lisa Diane Kinnan

STATE OF OREGON )

County of Klamath )

ss. November 22, 1989.

Personally appeared the above-named LISA DIANE KINNAN, and acknowledged the foregoing instrument to be her voluntary act. Before me:



Isabel Rodriguez  
Notary Public for Oregon  
My Commission Expires: 4-26-91

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

on this 30th day of November A.D., 1989  
at 4:21 o'clock P M. and duly recorded  
in Vol. M89 of Deeds Page 23249

Evelyn Biehn County Clerk  
By Bernetha H. Deloch

Fee, \$13.00

Deputy.

BRANDSNESS & BRANDSNESS, P.C.  
A PROFESSIONAL CORPORATION  
ATTORNEYS AT LAW  
411 PINE STREET  
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