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46659

ESTOPPEL DEED

Vol. M90 Page 13899

1396-5956

THIS INDENTURE between George J. Wenzel & Betty J. Wenzel
 hereinafter called the first party, and Shamrock Development Company
 hereinafter called the second party; WITNESSETH:

Whereas, the title to the real property hereinafter described is vested in fee simple in the first party, subject to the lien of a mortgage or trust deed recorded in the mortgage records of the county hereinafter named, in book/reel/volume No. M90 at page 3628 thereof or as fee/file/instrument/microfilm/reception No. (state which), reference to said records hereby being made, and the notes and indebtedness secured by said mortgage or trust deed are now owned by the second party, on which notes and indebtedness there is now owing and unpaid the sum of \$ 22,346.98, the same being now in default and said mortgage or trust deed being now subject to immediate foreclosure, and whereas the first party, being unable to pay the same, has requested the second party to accept an absolute deed of conveyance of said property in satisfaction of the indebtedness secured by said mortgage and the second party does now accede to said request.

NOW, THEREFORE, for the consideration hereinafter stated (which includes the cancellation of the notes and indebtedness secured by said mortgage or trust deed and the surrender thereof marked "Paid in Full" to the first party), the first party does hereby grant, bargain, sell and convey unto the second party, second party's heirs, successors and assigns, all of the following described real property situate in Klamath County, State of Oregon, to-wit:

The North one-half of Lots 1 and 2 in Block 6 of TRACT 1083,
 CEDAR TRAILS

together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining;

(CONTINUED ON REVERSE SIDE)

George J and Betty J Wenzel
 19637 Saddlecrest Drive
 Walnut, Ca 91789

GRANTOR'S NAME AND ADDRESS

Shamrock Development Company
 2250 Ranch Road
 Ashland, Or 97520

GRANTEE'S NAME AND ADDRESS

After recording return to:

Shamrock Development Company
 2250 Ranch Road
 Ashland, Or 97520

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Shamrock Development Company
 (same as above)

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
 County of

I certify that the within instrument was received for record on the day of, 19....., at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No., Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE
 By Deputy

SPACE RESERVED
 FOR
 RECORDER'S USE

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TO HAVE AND TO HOLD the same unto said second party, second party's heirs, successors and assigns forever. And the first party, for first party and first party's heirs and legal representatives, does covenant to and with the second party, second party's heirs, successors and assigns, that the first party is lawfully seized in fee simple of said property, free and clear of incumbrances except said mortgage or trust deed and further except

that the first party will warrant and forever defend the above granted premises, and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, other than the liens above expressly excepted; that this deed is intended as a conveyance, absolute in legal effect as well as in form, of the title to said premises to the second party and all redemption rights which the first party may have therein, and not as a mortgage, trust deed or security of any kind; that possession of said premises hereby is surrendered and delivered to said second party; that in executing this deed the first party is not acting under any misapprehension as to the effect thereof or under any duress, undue influence, or misrepresentation by the second party, or second party's representatives, agents or attorneys; that this deed is not given as a preference over other creditors of the first party and that at this time there is no person, co-partnership or corporation, other than the second party, interested in said premises directly or indirectly, in any manner whatsoever, except as aforesaid.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this instrument, it is understood and agreed that the first party as well as the second party may be more than one person; that if the context so requires the singular pronoun includes the plural and that all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the first party above named has executed this instrument; if first party is a corporation, it has caused its corporate name to be signed and its seal affixed by an officer duly authorized thereto by order of its Board of Directors.

Dated June 5th, 1992.

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.

George J. Wenzel
X Betty J. Wenzel

INDIVIDUAL ACKNOWLEDGMENT

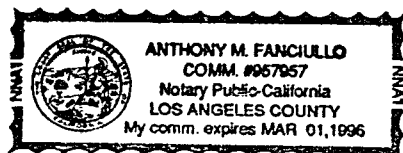
State of CALIFORNIA
County of LOS ANGELES } ss.

On this the 5 day of JUNE 1992 before me,

ANTHONY M. FANCIULLO

the undersigned Notary Public, personally appeared

GEORGE J + BETTY J WENZEL



personally known to me

proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) ARE subscribed to the within instrument, and acknowledged that THEY executed it.

WITNESS my hand and official seal.

Anthony M. Fanciullo
Notary's Signature

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to another document.

THIS CERTIFICATE
MUST BE ATTACHED
TO THE DOCUMENT
DESCRIBED AT RIGHT:

Title or Type of Document ESTOPEL DEED
Number of Pages 1 Date of Document 6-5-92
Signer(s) Other Than Named Above NONE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 25th day of June A.D. 19 92 at 11:38 o'clock A.M., and duly recorded in Vol. M92 of Deeds on Page 13899

FEE \$35.00

Evelyn Biehn County Clerk
By [Signature]