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-ESTOPPEL DEED-

THIS INDENTURE between Wayne George Henderson, Jr., hereinafter called Grantor, and Ethel E. Manley, hereinafter called Grantee:

R E C I T A L S:

A. On April 3, 1988, Grantee sold to Grantor, under an Contract for Sale of Real Property, the following described real property. Said Contract for Sale of Real Property recorded on June 18, 1990 in Volume M90 at page 11863, records of Klamath County, Oregon, which Agreement is in default and subject to immediate foreclosure.

B. That foreclosure has been commenced in the Circuit Court of the State of Oregon for the County of Klamath, entitled "Complaint (Specific Performance Land Sale Contract)", Case No: 9202974CV.

C. 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 for Sale of Real Property and the dismissal of grantor from the above-entitled law suit, 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 4 in Block 40, Klamath Falls Forest Estates Highway 66 Unit No. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The Grantor covenants that by this conveyance he is conveying all his right, title and interest to said premises, including but not limited to any redemption rights and that he 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 Contract for Sale of Real Property.

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

DATED this 23 day of OCTOBER, 1992.

STATE OF HAWAII)

County of Honolulu)

ss. 23 October, 1992.

Personally appeared the above-named Wayne George Henderson, Jr., and acknowledged the foregoing instrument to be his voluntary act. Before me:

Maury D. Draughn
Notary Public for Hawaii
My Commission expires: 27 Aug 96

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title co. the 30th day of Nov. A.D. 19 92 at 2:59 o'clock P M., and duly recorded in Vol. M92 of Deeds on Page 28290.

FEE \$30.00

Evelyn Biehn

County Clerk

By Maury D. Draughn

Taxes & Return: Brandsness & Brandsness, 411 Pine, Klamath Falls, Or. 97601