

RETURN TO: Andrew C. Brandsness 411 Pine Street Klamath Falls, OR 97601	TAX STATEMENT TO: Ben Polk 7024 Turner Court Klamath Falls, OR 97603	CLERK'S STAMP
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MTC 31414

-ESTOPPEL DEED-

THIS INDENTURE between Cecilia T. Franks, fka Cecilia T. Beattie, hereinafter called Grantor, and Ben E. Polk hereinafter called Grantee:

## R E C I T A L S:

A. On September 15, 1989, Grantee sold to Grantor, under a Trust Deed, dated September 15, 1989, recorded on September 21, 1989 in Book M89 at page 17922, Deed Records of Klamath County, Oregon, the hereinafter described real property.

B. The Trust Deed is in default and Grantor is willing to Deed the property back to the Grantee.

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 Trust Deed and relinquishment of any claims whatsoever, Grantor does hereby grant, bargain, sell and convey to Grantee, the following described property, situated in the County of Klamath, State of Oregon, to wit:

Beginning at a point on the West line of the SE $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which is North 0 degrees 35' West 291.2 feet from the Southwest corner of said SE $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 2; thence North 0 degrees 35' West along said West line, a distance of 75 feet; thence North 89 degrees 25' East 135 feet; thence South 0 degrees 35' East 75 feet; thence South 89 degrees 25' West 135 feet to the point of beginning, being a parcel of land in the W $\frac{1}{2}$  W $\frac{1}{2}$  W $\frac{1}{2}$  SE $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 2, Township 39 South, Range 9 East of the Willamette Meridian.

The Grantor covenants that by this conveyance she is conveying all her right, title and interest to said premises, including but not limited to any redemption rights and that she 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 Trust Deed.

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.

IN WITNESS WHEREOF the Grantor above-named has executed

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polkbe01.013

this instrument.

32657

DATED this 15 day of November, 1993.

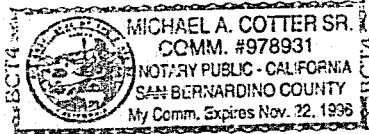
Cecilia T. Franks  
CECILIA T. FRANKS fka BEATTIE

STATE OF CALIFORNIA )

County of San Bernardino )

ss. November 15, 1993.

Personally appeared the above-named Cecilia T. Franks,  
and acknowledged the foregoing instrument to be her voluntary act.  
Before me:



Michael A. Cotter Sr.

Notary Public for California

My Commission expires: 11-22-98

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 8th day  
of Dec. A.D. 19 93 at 2:29 o'clock P.M. and duly recorded in Vol. M93  
of Deeds on Page 32656

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline M. Biehn

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