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12-28-93A09:34 KCVL

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RETURN TO: William P. Brandsness 411 Pine Street Klamath Falls, OR 97601	TAX STATEMENT TO: Bruce W. Snyder 3855 Pine Grove Road Klamath Falls, OR 97603	CLERK'S STAMP
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MTC 31159  
-ESTOPPEL DEED-

THIS INDENTURE between MICHELLE BENNETT, hereinafter called Grantor, and BRUCE W. SNYDER and JULIE M. SNYDER, hereinafter called Grantees:

## R E C I T A L S:

A. On March 26, 1991 Grantees sold to Grantor, under a Trust Deed dated March 26, 1991, recorded on March 29, 1991 in Book M91 at page 5598, Deed Records of Klamath County, Oregon, the hereinafter described real property. The Trust Deed is in default and subject to immediate foreclosure.

B. Grantor has requested Grantees to accept an absolute deed of conveyance of said property in satisfaction of the indebtedness and Grantees have 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 Grantees, the following described property, situate in the County of Klamath, State of Oregon, to wit:

Lot 641, Block 119, MILLS ADDITION, according the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to: That certain Trust Deed, including the terms and provisions thereof, dated April 17, 1979, recorded May 1, 1979 in Volume M79, Page 9782, Microfilm Records of Klamath County, Oregon, wherein Klamath First Federal Savings and Loan Association is the Beneficiary.

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 Grantees.

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 this instrument.

DATED this 13 day of September, 1993.

  
Michelle Bennett

STATE OF OREGON

County of Josephine (M)

ss.

Sept. 13 1993.

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

Nancy Pen Hase  
Notary Public for OregonMy Commission expires: 7-20-96

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 28th day  
of Dec. A.D. 19 93 at 9:34 o'clock A M., and duly recorded in Vol. M93  
of Deeds on Page 34770

Evelyn Biehn County Clerk

By Douglas M. Hase

FEE \$35.00