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03-17-94P02:37 RCVD

ESTOPPEL DEED

Vol. m94 Page 8198

THIS INDENTURE between W H B INC. WHB  
 hereinafter called the first party, and RUTH FRIEDMAN TRUSTEE OF THE RUTH  
 hereinafter called the second party; WITNESSETH: FRIEDMAN LIVING TRUST WHB

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. M93 at page 35442 thereof and/or as fee/file/instrument/microfilm/reception No. NA (state which), reference to those records hereby being made, and the notes and indebtedness secured by the 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 \$ 9,132.16, the same being now in default and the 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 the property in satisfaction of the indebtedness secured by the mortgage and the second party does now accede to that request.

NOW, THEREFORE, for the consideration hereinafter stated (which includes the cancellation of the notes and indebtedness secured by the 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 situated in Klamath County, State of Oregon, to-wit:

The NE 1/4 NE 1/4 SW 1/4 of Section 21, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

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

(CONTINUED ON REVERSE SIDE)

W. H. B., Inc., an Oregon Corporation  
P. O. Box 5188

Klamath Falls, OR 97601

Grantor's Name and Address

Ruth Friedmann, Trustee of the  
Ruth Friedmann Living Trust

41026 Beachwood Ave. Hemet, CA

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Ruth Friedmann

41026 Beachwood Avenue

Hemet, CA 92544

Until requested otherwise send all tax statements to (Name, Address, Zip):

Ruth Friedmann

41026 Beachwood Avenue

Hemet, CA 92544

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of \_\_\_\_\_ } ss.

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 \_\_\_\_\_ and/or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME

By \_\_\_\_\_

TITLE

Deputy

35 cx

TO HAVE AND TO HOLD the same unto the 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 the property, free and clear of incumbrances except the 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 the 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 the premises hereby is surrendered and delivered to the 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 the premises directly or indirectly, in any manner whatsoever, except as set forth above.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 9,132.16

Ⓢ ~~From the proceeds of the sale of the property described in this instrument, the first party has paid to the second party the sum of \$9,132.16, which is the full and true consideration for the property described in this instrument.~~ Ⓢ

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 name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Dated March 7, 1994

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.

WAB Inc  
by Warren H. Byers Pres.

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on 3-7, 1994,  
by Warren H. Byers

This instrument was acknowledged before me on 3-7, 1994,  
by Warren H. Byers

as President  
WAB Inc.



Camille Krieger  
Notary Public for Oregon  
My commission expires 9-22-96

NOTE—The sentence between the symbols Ⓢ, if not applicable, should be deleted. See ORS 93.030.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of WHB Inc. the 17th day  
of March A.D., 19 94 at 2:37 o'clock P M., and duly recorded in Vol. M94  
of Deeds on Page 8198

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline Muelender