

RETURN TO:
Brandsness, Brandsness
& Rudd, P.C.
411 Pine Street
Klamath Falls, OR
97601

TAX STATEMENT TO:
Gienger Enterprises,
Inc.
P. O. Box 7357
Klamath Falls, OR 97601

CLERK'S STAMP

MTC 3A199

03-10-01A11:41 RCVD

-ESTOPPEL DEED-

THIS INDENTURE between Ronald William Armstrong, hereinafter called Grantor, and Gienger Enterprises, Inc., an Oregon Corporation hereinafter called Grantee:

R E C I T A L S:

A. On March 10, 1983, Grantee sold to Grantor, under a Land Sale Contract recorded April 15, 1983, in Volume M83 page 5083, Deed Records of Klamath County, Oregon, the hereinafter described real property. The Contract is in default and subject to immediate foreclosure.

B. A Complaint for Strict Foreclosure of the Land Sale Contract was filed in the Circuit Court, State of Oregon for the County of Klamath. The case bears filing No. 9404431CV.

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 Land Sale Contract 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:

A parcel of land situated in the SE $\frac{1}{4}$ of Section 10 Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing at a point 1650 feet West of the quarter section corner common to Sections 10 and 11, Township 36 South, Range 10 East of the Willamette Meridian; thence due South a distance of 1740 feet; thence West a distance of 990 feet, more or less, to the West line of said SE $\frac{1}{4}$ of said Section 10; thence North along the West line of said SE $\frac{1}{4}$ 1740 feet to the center of said Section 10; thence East along the North line of said SE $\frac{1}{4}$ of said Section 10, 990 feet, more or less to the place of beginning. EXCEPTING THEREFROM any portion lying Northeasterly of the Sprague River. TOGETHER WITH an easement for ingress and egress over the Southerly 30 feet of Lot 14, SPRAGUE RIVER VILLAGE, as set forth in instrument recorded March 22, 1971 in Book M71, page 2383, and rerecorded March 24, 1971 in Volume M81, page 2432. Microfilm Records 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.

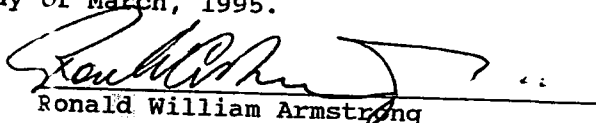
The true and actual consideration for this transfer is cancellation of the debt in the above-described Land Sale Contract.

1. ESTOPPEL 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.

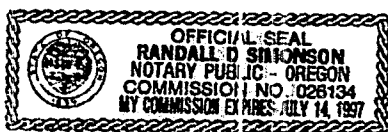
IN WITNESS WHEREOF the Grantor above-named have executed this instrument.

DATED this 6th day of March, 1995.


Ronald William Armstrong

STATE OF OREGON)
County of Jackson) ss. March 6, 1995

Personally appeared the above-named Ronald William Armstrong and acknowledged the foregoing instrument to be his voluntary act. Before me:

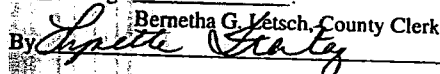



Notary Public for Oregon
My Commission expires: 7/14/97

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 10th day
of March A.D., 19 95 at 11:41 o'clock A M. and duly recorded in Vol. M95
of Deeds on Page 5443

FEE \$35.00

By  Bernetha G. Vetsch, County Clerk