

RETURN TO:  
Andrew C. Brandsness  
411 Pine Street  
Klamath Falls, OR 97601

TAX STATEMENT TO:  
Eric and Laverna Nordlow  
c/o Larry J. Frumes  
3878 Carson St. #104  
Torrance, CA 90503

CLERK'S STAMP

18285

K-48694  
-ESTOPPEL DEED-

Vol. m96 Page 14339

THIS INDENTURE between Timm Burr, Inc., an Oregon corporation, hereinafter called Grantor, and Eric Nordlow and Laverna Nordlow, husband and wife, hereinafter called Grantees:

R E C I T A L S:

A. On August 17, 1994, Grantees sold to Mike Shamblin, under a promissory note and trust deed dated August 17, 1994, recorded on October 10, 1994, in Volume M94, page 31597, Mortgage Records of Klamath County, Oregon, the hereinafter described real property. The promissory note and trust deed are in default and subject to immediate foreclosure.

B. On or about October 27, 1994, Mike Shamblin assigned his interest in the above-described promissory note and trust deed to the Grantor herein.

C. Trustee's Notice of Default and Election to Sell and of Sale dated December 26, 1995, was recorded on January 2, 1996, in Volume M96, page 77.

D. 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 promissory note and 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:

N $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 28, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon

The Grantor covenants that by this conveyance it is conveying all its right, title and interest to said premises, including but not limited to any redemption rights and that it 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 promissory note and trust deed.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

IN WITNESS WHEREOF the Grantor above-named has executed this instrument; if the undersigned is a corporation, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

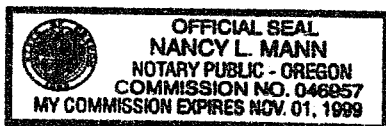
DATED this 13<sup>th</sup> day of May, 1996.

Timm Burr, Inc., an Oregon corporation

By Randy L. Shaw  
Randy L. Shaw, President

STATE OF OREGON                     )  
   ) ss.     May 13, 1996.  
 County of Klamath                )

Personally appeared Randy L. Shaw who, being duly sworn, stated he is the president of Timm Burr, Inc. and that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and he acknowledged said instrument to be its voluntary act and deed. Before me:



Nancy L. Mann  
 Notary Public for Oregon  
 My Commission expires: 11-1-99

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 17th day  
 of May A.D., 19 96 at 11:03 o'clock A M., and duly recorded in Vol. M96,  
 of Deeds on Page 14339.

FEE \$35.00

Bernetha G. Letsch, County Clerk  
 By [Signature]