

RETURN TO: Andrew C. Brandsness 411 Pine Street Klamath Falls, OR 97601	TAX STATEMENT TO: Eric and Laverna Nordlow c/o Larry J. Frumess 3878 Carson St. #104 Torrance, CA 90503	CLERK'S STAMP
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K-48694  
 -ESTOPPEL DEED-

THIS INDENTURE between Mike Shamblin, 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 Grantor, 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. 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.

C 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 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 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.

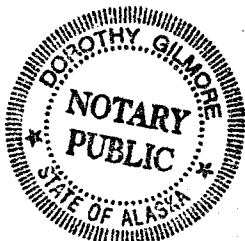
IN WITNESS WHEREOF the Grantor above-named has executed this instrument; if the undersigned is a corporation, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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

  
 Mike Shamblin

STATE OF ALASKA                    )  
   ) ss.     May 13, 1996.  
 Third Judicial District        )

Personally appeared, Mike Shamblin, and acknowledged the foregoing instrument to be his voluntary act and deed. Before me:



Dorothy N. Gilmore  
 Notary Public for Alaska  
 My Commission expires: \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE  
 STATE OF ALASKA. MY COMMISSION  
 EXPIRES MARCH 28, 1998.

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 11:04 o'clock A M., and duly recorded in Vol. M96  
 of Deeds on Page 14341.

FEE \$35.00

By Bernetha G. Letsch  
 Bernetha G. Letsch, County Clerk