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ESTOPPEL DEED

Vol. M97 Page 17453

THIS INDENTURE between Victor Harold Kitts and Sandra Jean Kitts
hereinafter called the first party, and Cecil and Mildred James, Trustees of the James Family Trust uda
hereinafter called the second party; WITNESSETH:

June 21, 1993

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. M96 at page 30352 thereof or as fee/file/instrument/microfilm/reception No. 25658 (state which), reference to said records hereby being made, and the notes and indebtedness secured by said 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 \$32,119.00, the same being now in default and said 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 said property in satisfaction of the indebtedness secured by said mortgage and the second party does now accede to said request.

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

PARCEL 1: The W $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 22, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2: Lot 1 in Block 1, Tract 1114, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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

(CONTINUED ON REVERSE SIDE)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

JAMES FAMILY TRUST
1055 N 5TH #73
JACKSONVILLE OR 97530
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

JAMES FAMILY TRUST
1055 N 5TH #73
JACKSONVILLE OR 97530
NAME, ADDRESS, ZIP

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 _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

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

#34,119.00

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$34,119.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

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 corporate name to be signed and its seal affixed by an officer duly authorized thereto by order of its Board of Directors.

Dated June 5, 1997.

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.

VICTOR HAROLD KITTS

SANDRA JEAN KITTS

(If the signer of the above is a corporation, use the form of acknowledgment opposite and affix corporate seal.)

STATE OF OREGON, County of Klamath ss.

STATE OF OREGON, County of ss.

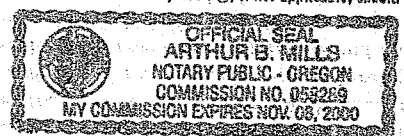
This instrument was acknowledged before me on June 5, 1997, by Victor Harold Kitts and Sandra Jean Kitts

This instrument was acknowledged before me on 19, by as of

Notary Public for Oregon My commission expires: 11-8-2000

Notary Public for Oregon My commission expires: (SEAL)

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 Victor Harold Kitts the 6th day of June A.D., 1997 at 3:41 o'clock P. M., and duly recorded in Vol. M97 of Deeds on Page 17453

FEE \$35.00

By Bernetha G. Letsch, County Clerk