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ESTOPPEL DEED

THIS INSTRUMENT between Michael B. Krug, Sr. & Ronda L. Krug, husband & wife and Susan Smith, Bankruptcy Trustee, called the first party, and Robert V. Wehman, Sr., hereinafter called the second party;

WITNESSETH:

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. M92 at page 18148 thereof, 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 \$1,150.28 + interest from 2/1/96 at the rate of 10% per annum, 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:

Lot #4, Block 114, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 4, in the County of Klamath, State of Oregon. Code 36 Map 3711-3600 TL 5100,

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

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; 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1,150.28 + interest from 2/1/96 at the rate of 10% per annum.

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

Estoppel Deed - Page 1

WILLIAM L. BISSEMORE
Attorney at Law
140 Main Street
KLAMATH FALLS, ORE.
97601
541-882-7229
1-800-877-1338

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 CRS 30.930.

IN WITNESS WHEREOF, the first party above named has executed this instrument;

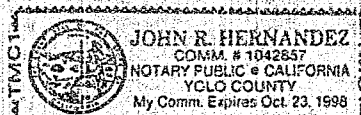
Dated: February _____, 1997.

Michael B. Krug Sr.
Michael B. Krug, Sr.
Ronda Lee Krug
Ronda Lee Krug

Susan Smith, Bankruptcy Trustee

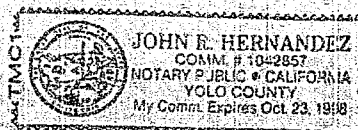
STATE OF CALIFORNIA)

County of Yolo) SS Personally appeared the above named Michael B. Krug, Sr. and Ronda Lee Krug and acknowledged the foregoing instrument to be their voluntary act and deed.



John R. Hernandez
Notary Public for California
My Commission Expires: 10/23/98

STATE OF CALIFORNIA)
County of Yolo) SS On this the 1st day of April, 1997, before me a Notary Public in and for said county and state, personally appeared Susan Smith, of the State of California, county of Yolo, known to me to be the person described in the foregoing instrument, and acknowledged that she executed the same in the capacity therein stated and for the purposes therein contained. IN WITNESS WHEREOF, I hereunto set my hand and official seal.



John R. Hernandez
Notary Public for California
My Commission Expires: 10/23/98

State of California
County of Alameda

On 4/1/97 before me, John K. Hernandez
personally appeared Michael B. Long Sr.
Ronda S. Long

☒ personally known to me -OR- ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in ~~his~~/her/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

John K. Hernandez
(SIGNATURE OF NOTARY)

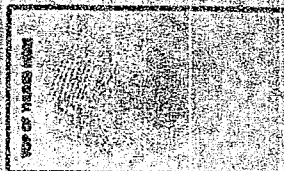
ATTENTION NOTARY

The information requested below and in the column to the right is OPTIONAL. Recording of this document is not required by law and is also optional. It could, however, prevent fraudulent attachment of this certificate to any unauthorized document.

THIS CERTIFICATE
MUST BE ATTACHED
TO THE DOCUMENT
DESCRIBED AT RIGHT:

Title or Type of Document Co-tenancy deed
Number of Pages 2 Date of Document 4/1/97
Signer(s) Other Than Named Above none

RIGHT THUMBPRINT (Optional)



CAPACITY CLAIMED BY SIGNER(S)
☒ INDIVIDUAL(S)
☐ CORPORATE

OFFICER(S) OWNER

☐ PARTNER(S) ☐ LIMITED ☐ GENERAL

☐ ATTORNEY IN FACT

☐ TRUSTEE(S)

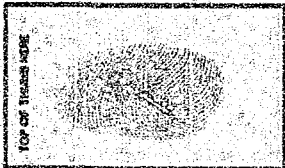
☐ GUARDIAN/CONSERVATOR

☐ OTHER: _____

SIGNER IS REPRESENTING:

(Name of Person(s) or Entity(ies))

RIGHT THUMBPRINT (Optional)



CAPACITY CLAIMED BY SIGNER(S)
☒ INDIVIDUAL(S)
☐ CORPORATE

OFFICER(S) OWNER

☐ PARTNER(S) ☐ LIMITED ☐ GENERAL

☐ ATTORNEY IN FACT

☐ TRUSTEE(S)

☐ GUARDIAN/CONSERVATOR

☐ OTHER: _____

SIGNER IS REPRESENTING:

(Name of Person(s) or Entity(ies))

WOLCOTT'S FORM 65240 Rev. 3-94 (extra class 9-2A) 1994 WOLCOTT'S FORMS, INC.
ALL BEFORE SIGNATURE(S) WITH SIGNER CAPACITY REPRESENTATION/TIME (FINGERPRINTS)



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 15th day
of July A.D., 19 97 at 11:04 o'clock A. M., and duly recorded in Vol. M97
of Deeds on Page 22106

FEE \$40.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross