

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

TAX STATEMENT TO:
Michael J. and Claudia J.
Grospitch
107 Zebulon Street
Milner, GA 30257

CLERK'S STAMP

MTC 43632
-ESTOPPEL DEED-

THIS INDENTURE between Theresa M. Pagan, hereinafter called Grantor, and Michael J. and Claudia J. Grospitch, husband and wife, hereinafter called Grantees:

R E C I T A L S:

A. On June 25, 1996, Grantor granted to Grantees a Trust Deed dated June 25, 1996, recorded on October 6, 1997, in Book M97 at page 32779, Deed Records of Klamath County, Oregon, to secure sums owed on a promissory note and secured by said Trust Deed. The Trust Deed is in default and subject to immediate foreclosure.

B. 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 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:

See Exhibit "A" attached hereto.

The Grantor covenants that by this conveyance she is conveying all her right, title and interest to said premises, including but not limited to any redemption rights and that she 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 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.

DATED this 2nd day of March, 1998.

X. Theresa M. Pagan
Theresa M. Pagan
March 2nd, 1998.

STATE OF OREGON)
County of Klamath) ss.

Personally appeared Theresa M. Pagan and acknowledged the foregoing instrument to be her voluntary act and deed. Before me:

X. Michael J. Grospitch
Notary Public for Oregon
My Commission expires: 7/1/99
MILNER, GA. 30257
LAMAR COUNTY

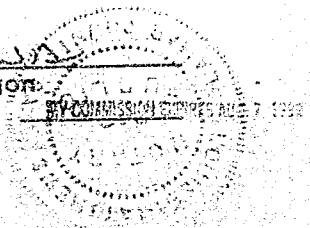


EXHIBIT "A"
LEGAL DESCRIPTION

20326

PARCEL 1:

A tract of land situated in the SE1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 3/4" iron pipe on the Northerly right of way line of Longacre Road, said pipe being the Southwest corner of Tract "E" according to the recorded Survey No. 627 of the Klamath County Surveyor's Records, and lying North along the quarter line a distance of 644.6 feet and North 59 degrees 53' 00" East along said right of way, a distance of 258.8 feet from the iron axle which marks the quarter section corner common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North 59 degrees 53' 00" East along said right of way line 162.20 feet to a 5/8" iron rod; thence North 20 degrees 50' 06" West a distance of 218.69 feet to a 5/8" iron rod; thence South 59 degrees 53' 00" West a distance of 39.60 feet to a 5/8" iron rod; thence South 06 degrees 04' 00" West along the West line of said Tract "E" of recorded Survey No. 627, a distance of 267.40 feet to the point of beginning.

PARCEL 2:

A tract of land situated in the SE1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at a 3/4" iron pipe on the Northerly right of way line of Longacre Road, said pipe being the Southwest corner of Tract "E" according to the recorded Survey No. 627 of the Klamath County Surveyor's Records and lying North along the quarter line of a distance of 644.6 feet and North 59 degrees 53' 00" East along the said right of way, a distance of 258.8 feet from the iron axle which marks the quarter section corner common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North 59 degrees 53' 00" East along said right of way line 162.20 feet to a 5/8" iron rod at the true point of beginning; thence continuing North 59 degrees 53' 00" East a distance of 61.86 feet to a 3/4" iron pipe at the Southeast corner of Tract "F" of said recorded Survey No. 627; thence North 06 degrees 04' 07" East a distance of 481.65 feet to a 3/4" iron pipe at the Northeast corner of said Tract "F"; thence South 60 degrees 02' 18" West 225.97 feet to a 3/4" iron pipe at the Northwest corner of said Tract "E" thence South 06 degrees 04' 06" West a distance of 214.77 feet to a 5/8" iron rod on the West line of said Tract "E"; thence North 59 degrees 58' 00" East a distance of 39.60 feet to a 5/8" iron rod; thence South 20 degrees 50' 06" East a distance of 218.69 feet to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Americitle the 15th day
of June A.D., 19 98 at 11:39 o'clock A M., and duly recorded in Vol. M98,
of Deeds on Page 20325.

FEE \$35.00

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