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JEREMY L. BLAIR & LINDA J. BLAIR
 120 South Rogers
 Klamath Falls, OR 97601

FRANK M. MORRELL & VERA A. MORRELL
 3196 Dark Hollow
 Medford, OR 97501

RATLIFF & WHITNEY-SMITH
 905 Main Street, Suite # 200
 Klamath Falls, OR 97601

RATLIFF & WHITNEY-SMITH
 905 Main Street, Suite # 200
 Klamath Falls, OR 97601

SPACE RESERVED
 FOR
 RECORDERS USE

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
 _____ and/or as fee/fil-/instru-
 ment/microfilm/reception No. _____,
 Records of said County.

Witness my hand and seal of County
 affixed.

By _____, Deputy.

**ESTOPPEL DEED
 MORTGAGE OR TRUST DEED**

THIS INDENTURE between **JEREMY L. BLAIR & LINDA J. BLAIR**
 hereinafter called the first party, and **FRANK M. MORRELL & VERA A. MORRELL**
 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 Records of the county hereinafter named, in book/reel/volume No. **11739** and/or as fee/file/instrument/microfilm/reception No. **KA** (indicate which), reference to those Records hereby being made, and the notes and indebtedness secured by the 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 **\$ 45,463.99** the same being now in default and the 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 the property in satisfaction of the indebtedness secured by the mortgage or trust deed, and the second party does now accede to that request;

NOW, THEREFORE, for the consideration hereinafter stated (which includes the cancellation of the notes and the indebtedness secured by the 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 and to second party's heirs, successors and assigns, all of the following described real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in **Klamath** County, State of **Oregon**, to-wit:

Lots 1 and 2, Block 18, NORTH KLAMATH FALLS, in the County of Klamath, State of Oregon.

Code 1 Map 380-25RD Tax Lot 6500

The true and actual consideration for this conveyance is **\$45,463.99** (Here comply with ORS 93.030.)

(OVER)

TO HAVE AND TO HOLD the same unto the second party and 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 and second party's heirs, successors and assigns, that the first party is lawfully seized in fee simple of the property, free and clear of encumbrances except the mortgage or trust deed and not otherwise except (if none, so state)

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 the 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 the premises hereby is surrendered and delivered to the 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, partnership or corporation, other than the second party, interested in the premises directly or indirectly, in any manner whatsoever, except as set forth above.

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 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 has executed this instrument. If first party is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Dated 3/08/1999

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.

Jeffrey L. Blair
Linda J. Blair
JEFFREY L. BLAIR
LINDA J. BLAIR

STATE OF OREGON, County of KLAMATH

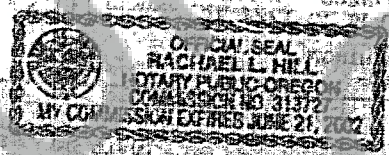
This instrument was acknowledged before me on MARCH 8, 1999

by JEFFREY L. BLAIR AND LINDA J. BLAIR, 1999

as _____

of _____

[Signature]
Notary Public for Oregon
My commission expires 06-21-02



STATE OF OREGON, COUNTY OF KLAMATH

Filed for record at request of _____ of March A.D. 1999 at 3:01 o'clock, P.M. and duly recorded in Vol. 499 the 19th day of Deeds on Page 9910

FEE \$35.00

Linda Smith, County Clerk
by Kathleen Rose