

MTC - 48789

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GRANTOR NAME AND ADDRESS Small Estate of Alan Christopher Lee, Victoria Lee, c/o  
Vicky Anderson, Attorney, 414 N. Placentia Ave., Placentia, CA 92870

GRANTEE NAME AND ADDRESS Gleta Wampler, P.O. Box 134, Chiloquin, OR 97624

AFTER RECORDING RETURN TO Gleta Wampler, P.O. Box 134, Chiloquin, OR 97624

SEND TAX STATEMENTS TO Gleta Wampler, P.O. Box 134, Chiloquin, OR 97624

ESTOPPEL DEED

THIS INDENTURE between the Small Estate of Alan Christopher Lee, aka Alan C. Lee, acting by and through Claiming Successor, Victoria Lee, and Victoria Lee, individually, hereinafter called the "First Party," and Gleta Wampler, hereinafter called the "Second Party;"

W I T N E S S E T H:

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 Klamath County, in Volume M-91 at page 3013; reference to said 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 said indebtedness there is now owing and unpaid the sum of \$ \_\_\_\_\_, the same now being 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 and the Second Party does now accede to that request.

NOW, THEREFORE, for the consideration hereinafter stated the First Party does convey and warrant unto the Second Party, her heirs, successors, and assigns, all of that certain real property situated in the County of Klamath, State of Oregon, legally described as follows, to-wit:

Lot 32, Block 1, Tract 1029, SERAGUE RIVER PINES, 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 anyway appertaining;

TO HAVE AND TO HOLD the same unto the Second party, Second Party's heirs, successors and assigns forever.

And the First Party, for the 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 the property, free and clear of encumbrances except the mortgage and trust deed and further except unpaid real property taxes 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 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 conveyance is \$ -0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being in lieu of foreclosure, and in furtherance of a certain ORDER RE: PETITION FOR SUMMARY REVIEW, dated August 18, 1997, and entered in Klamath County Circuit Court Case No. 9702994 CV.

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

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requires, the singular shall be taken to mean and include the plural; that the singular pronoun means and includes the plural, the masculine, the feminine and the neuter and that, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and 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 hereto and its corporate seal affixed by its officers duly authorized thereunto by order of its Board of Directors.

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.

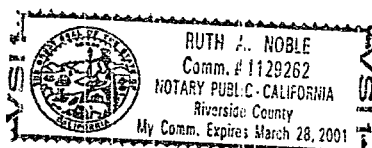
DATED this 18<sup>th</sup> day of September, 1997.

ESTATE OF ALAN CHRISTOPHER LEE, aka  
ALAN C. LEE

by: *Victoria Lee*  
VICTORIA LEE, CLAIMING SUCCESSOR

STATE OF CALIFORNIA/County of ORANGE ) ss.

THE FOREGOING INSTRUMENT was acknowledged before me this 18th day of September, 1997, by VICTORIA LEE.



*Ruth A. Noble*  
NOTARY PUBLIC FOR Riverside Co., CA  
My Commission expires: March 28, 2001

State of Oregon, County of Klamath  
Recorded 7/23/99, at 3:36 p. m.  
In Vol. M99 Page 29588  
Linda Smith,  
County Clerk. Fee: 35 - KR