

**ESTOPPEL DEED
MORTGAGE OR TRUST DEED**

Vol M99 Page 39809

THIS INDENTURE between Joan C. Harding and/or Betty Cunningham
hereinafter called the first party, and Perdriau Investment Corp.
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. M82 at page 2880 thereof and/or as tee/tite/instrument/microfilm/reception No. 9767 (state 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 \$ 16,313.82, 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 fee simple mortgage of the property in satisfaction of the indebtedness secured by the mortgage and the second party has agreed to do so.

NOW, THEREFORE, for the consideration hereinafter stated (which includes the cancellation of the notes and indebtedness secured by the ~~first party~~ ^{first deed} and the surrender thereof marked "Paid in Full" to the first party), the first party do hereby grant, bargain, sell and convey unto the second party, second party's heirs, successors and assigns, all of the following described real property situated in Klamath County, State of Oregon, to-wit:

S 1/2 of SW 1/4 Section 23, Township 37S, Range 15 EWM

together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining:

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

However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration, being in lieu of foreclosure. (CONTINUED ON REVERSE SIDE)

Joan C. Harding and Betty
Cunningham
10365 New Ave.
Gilroy, Grantor's Name and Address CA 95020
Berdria Investment Corp

.....
Grantee's Name and Address

After recording return to (Name, Address, Zip):

Neal G. Buchanan
435 Oak Avenue
Klamath Falls, OR 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):

Perdriau Investment Corp.
3280 Anderson
Klamath Falls, OR 97603

STATE OF OREGON, } ss
County of

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 file/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of
County affixed.

NAME _____ TITLE _____
By _____ Deputy _____

TO HAVE AND TO HOLD the same unto the 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 the property, free and clear of incumbrances except the 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 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, co-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 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 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 Sept 21, 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.

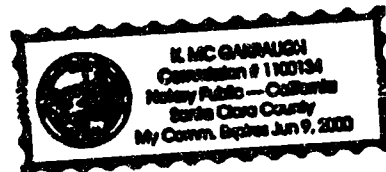
CALIFORNIA
STATE OF OREGON, County of Santa Clara ss.

This instrument was acknowledged before me on September 21, 1999
by Joan C. Harding & Betty Cunningham

This instrument was acknowledged before me on September 21, 1999
by K. McEERALLY

as Notary Public
of CALIFORNIA

Notary Public for CA
My commission expires June 9, 2000



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

Santa Clara

} ss.

On September 21, 1999

before me,

K. McGARRAUGH, Notary Public

Date

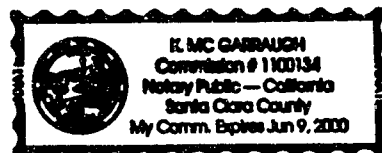
Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

Jean C Harding + Betty Harding Cunningham

Name(s) of Signer(s)

☒ personally known to me
 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

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document
 and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

☐ Individual☐ Corporate Officer -- Title(s): _____☐ Partner -- ☐ Limited ☐ General☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator

Other: _____

 RIGHT THUMBPRINT
 OF SIGNER
 Top of thumb here

Signer Is Representing: _____