

ESTOPPEL DEED

1 Grantor: Deborah J. Hampton

2
3 Grantee: Virginia M. Drew and David S. Drew, the acting General Trustees of the Frank
4 and Virginia Drew Restated 1983 Trust uda 8/4/97 Surviving Spouse's Trust effective
5 10/9/97

6 Consideration: Deed in lieu of foreclosure

7 THIS INDENTURE between Deborah J. Hampton hereinafter called the first party, and
8 Frank P. Drew and Virginia M. Drew, Trustees of the Frank & Virginia Drew 1983 Trust UTA,
9 June 30, 1983, hereinafter called the second party:

WITNESSETH:

10 WHEREAS, the title to the real property hereinafter described is vested in fee simple in,
11 the first party, subject to the lien of a mortgage or trust deed recorded in the mortgage records of
12 the county hereinafter named, in book/reel/volume No. M98 at page 5552 thereof, reference to
13 said records hereby being made, and the notes and indebtedness secured by said mortgage or trust
14 deed are now owned by the second party, on which notes and indebtedness there is now owing
15 and unpaid the sum of \$96,621.88, the same being now in default and said mortgage or trust deed
16 being now subject to immediate foreclosure, and whereas the first party, being unable to pay the
17 same, has requested the second party to accept an absolute deed of conveyance of said property
18 in satisfaction of the indebtedness secured by said mortgage and the second party does now
19 accede to said request.

20 NOW, THEREFORE, for the consideration hereinafter stated (which includes the
21 cancellation of the notes and indebtedness secured by said mortgage or trust deed and the
22 surrender thereof marked "Paid in Full" to the first party), the first party does hereby grant,
23 bargain, sell and convey unto the second party, second party's heirs, successors and assigns, all
24 of the following described real property situate in Klamath County, State of Oregon, to-wit:

25 Lot 5, Block 62, NICHOLS ADDITION to the City of Klamath Falls, according to the official
26 plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

27 Code 001 - Account No. 3809-029DC-10900 - Key No. R370271

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

30 TO HAVE AND TO HOLD the same unto said second party, second party's heirs,
31 successors and assigns forever.

32 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 encumbrances except said
mortgage or trust deed and further except liens of Credit Services of Oregon and Carter-Jones
Collection LLC; 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

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1 deed or security of any kind; that possession of said premises hereby is surrendered and delivered
2 to said second party; that in executing this deed the first party is not acting under any
3 misapprehension as to the effect thereof or under any duress, undue influence, or
4 misrepresentation by the second party, or second party's representatives, agents or attorneys; that
5 this deed is not given as a preference over other creditors of the first party and that at this time
6 there is no person, co-partnership or corporation, other than the second party, interested in said
7 premises directly or indirectly, in any manner whatsoever, except as aforesaid.

8 **THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN**
9 **THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND**
10 **REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE**
11 **PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH**
12 **THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY**
13 **APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST**
14 **FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.**

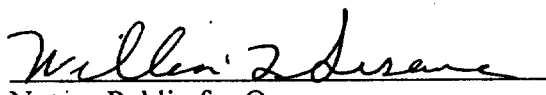
15 **IN WITNESS WHEREOF**, the first party above named has executed this instrument.

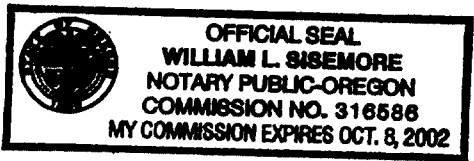
16 Dated: 10/27/00, 2000.

17 
18 Deborah J. Hampton

19 STATE OF OREGON)
20 County of Klamath) SS

21 This instrument was acknowledged before me on Oct 27, 2000, by Deborah
22 J. Hampton.

23 
24 Notary Public for Oregon
25 My Commission Expires: Oct 8, 2002



26 State of Oregon, County of Klamath
27 Recorded 11/01/00, at 11:19 a m.
28 In Vol. M00 Page 39882
29 Linda Smith,
30 County Clerk Fee\$ 26.00