

| | |
|--|---|
| RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601 | MAIL TAX STATEMENTS: Glenn C. Miller 6010 Shasta Way Klamath Falls, OR 97603 |
|--|---|

State of Oregon, County of Klamath
Recorded 02/13/2002 3:10 P m.
Vol M02, Pg 8977-79
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

'02 FEB 13 PM3:10

MTL SS78A-
-ESTOPPEL DEED-

THIS INDENTURE is made as of December 28, 2001, between Shasta Land and Homes, Inc., an Oregon corporation, hereinafter called Grantor and Glenn C. Miller, as to an undivided ½ interest, and Glenn C. Miller, Trustee under the Testamentary Trust of Marion Anderson Miller, as to an undivided ½ interest, hereinafter called Grantee:

R E C I T A L S:

1. On November 15, 1999, Grantee sold to Grantor under a Promissory Note and Trust Deed dated November 15, 1999, the hereinafter described real property. The Trust Deed was recorded on November 29, 1999, in Volume M99, page 47100, Microfilm Records of Klamath County, Oregon. The Promissory Note and Trust Deed are in default and subject to immediate foreclosure.

2. Grantor has requested Grantee accept an absolute deed of conveyance of said property in satisfaction of the indebtedness and Grantee has 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 Promissory Note and Trust Deed and relinquishment of any claims whatsoever, Grantor does hereby grant, bargain, sell and convey to Grantee the following described property, situate in the County of Klamath, State of Oregon, to wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

The Grantor covenants that by this conveyance Grantor is conveying all its right, title and interest to said premises, including but not limited to any redemption rights and that it is not acting under any misrepresentations, duress or undue influence by Grantee.

8978

The true and actual consideration for this transfer is cancellation of the debt in the above-described Promissory Note and 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 21 day of January , 2002.

SHASTA LAND AND HOMES, INC., an
Oregon corporation

By William J Crain
Name: WILLIAM J CRAIN
Title President

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 21st day of January, 2002,
William J. Crain as President of
Shasta Land and Homes, Inc., an Oregon corporation, and
acknowledged the foregoing instrument to be its voluntary act and
deed.

Karen A Baker
Notary Public for Oregon
My Commission expires: 9-20-05



EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the NW1/4 NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Westerly right of way line of Patterson Street, from which the NW1/16 corner of said Section 1 bears South 89 degrees 50' 00" East 30.00 feet and South 00 degrees 10' 00" West 62.05 feet; thence North 89 degrees 51' 43" West 267.20 feet; thence North 00 degrees 18' 37" East 640.90 feet; thence South 89 degrees 41' 23" East 265.60 feet to a point on the said Westerly right of way line; thence South 00 degrees 10' 00" West 640.10 feet to the point of beginning, with bearings based on record of Survey 5679 on file at the office of the Klamath County Surveyors.