

04 MAY 20 AM 8:39

Vol M04 Page 31615

State of Oregon, County of Klamath
Recorded 05/20/2004 8:39a m
Vol M04 Pg 31615-16
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY QUITCLAIM DEED

JERAMY T. DUDLEY and CHARLOTTE A. DUDLEY, husband and wife, Grantor, releases and quitclaims to RUSSELL W. GEDDES, Sr. and TERRA E. GEDDES, husband and wife, Grantee, all right, title and interest in and to the real property situated at 12527 Alderwood Drive, La Pine, Klamath County, Oregon, and more particularly described as follows:

Lot 13, Block 11, Tract 1060, SUN FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Map #2310-036D0-09300-000. Tax Acct #: R142170

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 given.

Date: May 14, 2004.

Date: May 14, 2004.

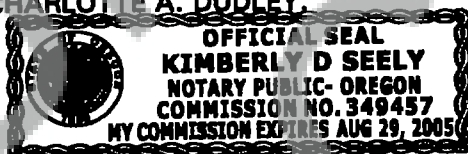
Jeremy T. Dudley
JERAMY T. DUDLEY

Charlotte A. Dudley
CHARLOTTE A. DUDLEY

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.

STATE OF OREGON)
) ss.
County of Marion)

This instrument was acknowledged before me on May 14, 2004, by JERAMY T. DUDLEY and CHARLOTTE A. DUDLEY.



Kimberly D. Seely
Notary Public for Oregon

My commission expires: Aug 29, 2005

GRANTOR:

Jeremy T. and Charlotte A. Dudley
12527 Alderwood Drive
La Pine, Oregon 97739

GRANTEE:

Russell W. and Terra E. Geddes
556 Mitchell Street
Falls City, Oregon 97344

After recording, return to:

Office of David A. Rhoten
494 State Street, Suite 230
Salem, Oregon 97301

Until a change is requested, all
tax statements shall be sent to:
Russell W. and Terra E. Geddes
556 Mitchell Street
Falls City, Oregon 97344

**MUTUAL RELEASE
OF
LAND SALE CONTRACT**

Recitals:

1. On March 11, 2004, Russell W. Geddes, Sr. and Terra E. Geddes, husband and wife ("Seller"), and Jeramy T. Dudley and Charlotte A. Dudley, husband and wife ("Purchaser"), entered into a land sale contract which was recorded in the Klamath County Real Property Records on March 24, 2004 at Volume M04, Page 16546-48 ("Land Sale Contract").
2. The legal description of the subject property is "Lot 13, Block 11, Tract 1060, SUN FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Map #2310-036D0-09300-000. Tax Acct #: R142170" and more particularly described as 12527 Alderwood Drive, La Pine, Klamath County, Oregon ("subject property").
3. The March 11, 2004 Land Sale Contract was recorded to replace and nullify an Agreement to Sell Real Estate, dated August 23, 2002, recorded August 29, 2002, in Volume M02, Page 48947, microfilm records of Klamath County, Oregon.
4. On April 12, 2004, Seller caused to be delivered to Purchaser a Notice of Default, stating that unless Purchaser paid the accelerated contract balance, the Land Sale Contract would be forfeited and Purchaser's rights therein would cease.
5. In lieu of expiration of the 60-day waiting period as provided by ORS 93.915 for automatic land sale contract forfeiture, Purchaser has offered to sign this Mutual Release rescinding the underlying Land Sale Contract.

Agreement:

The Recitals above are incorporated herein and hereby made a part of this agreement.

The Parties herein, in consideration of their mutual releases, hereby agree that Purchaser has no fee title or other ownership interest in the above-described subject property. All sums paid from Purchaser to Seller belong to Seller. All rights of Purchaser to all improvements made to the subject property shall be forfeited to Seller. All remaining debt for the purchase of the subject property under the Land Sale Contract owed from Purchaser to Seller is hereby extinguished. Neither Party has any further obligation to the other as to the Land Sale Contract; each Party hereby releases the other as to all damages or claims arising therefrom.

The Parties further agree that a Declaration of Forfeiture (Attachment A) will be recorded in the Real Property Records of Klamath County, Oregon, on or after June 12, 2004, in compliance with ORS 93.915 and 93.930, with a deed (Attachment B) transferring any interest Seller may have in the subject property.

The Land Sale Contract, dated March 11, 2004, recorded March 24, 2004, Klamath County Records at Volume M04, Page 16546-48 is hereby rescinded, cancelled, voided, and of no further force or effect.

We, Seller and Purchaser, have read this Release, understand it, and are signing this Release voluntarily.

Seller:**Purchaser:**

Russell W. Geddes, Sr. 4-24-04
 Russell W. Geddes, Sr. (date)

Jeramy T. Dudley May 14 2004
 Jeramy T. Dudley (date)

Terra E. Geddes 4-24-04
 Terra E. Geddes (date)

Charlotte A. Dudley May 14 2004
 Charlotte A. Dudley (date)