

2007-013461

Klamath County, Oregon

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	TAX STATEMENT TO Carl and Nancy Fernlund P. O. Box 37 Bonanza, OR 97623
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07/30/2007 03:51:49 PM

Fee: \$21.00

ATC: 65039

-ESTOPPEL DEED-

THIS INDENTURE between Casey George Kosten, hereinafter called Grantor, and Carl R. Fernlund and Nancy L. Fernlund, husband and wife, hereinafter called Grantees:

R E C I T A L S:

A. On August 8, 1995, Grantees sold to Grantor under a Promissory Note and Trust Deed dated August 8, 1995, the Trust Deed being recorded on August 10, 1995, in Book M-95 at page 21316, Records of Klamath County, Oregon, the hereinafter described real property. The promissory note and trust deed are in default and subject to immediate foreclosure.

B. Grantor has requested that Grantees accept an absolute deed of conveyance of said property in satisfaction of the indebtedness and Grantees have 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 Grantees the following described property, situate in the County of Klamath, State of Oregon, to wit:

Lots 19 and 20, Block 60, GRANDVIEW ADDITION TO BONANZA, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 011 MAP 3911-010CB TL 02300 KEY #606927

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

The true and actual consideration for this transfer is cancellation of the debt in the above-described promissory note and trust deed.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352

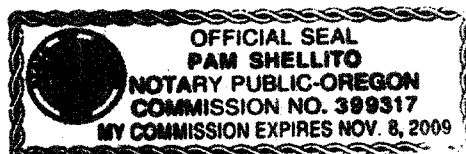
IN WITNESS WHEREOF the Grantor above-named has executed this instrument.

DATED this 30 day of July, 2007.

Casey George Kosten

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 30 day of July, 2007, the above-named Casey George Kosten, and acknowledged the foregoing instrument to be his voluntary act.



Notary Public for Oregon
My Commission expires: Nov 8, 2009

\$21-A