

2009-014487  
Klamath County, Oregon



11/10/2009 03:18:54 PM

Fee: \$42.00

First Party's Name and Address  
CHRISTINE WOOD  
P.O. Box 155  
Heron MT 59844

Second Party's Name and Address  
JOHN S. DUNLAP  
714 Rector Drive  
La Pine OR 97739

After recording, return to  
JOHN S. DUNLAP  
714 Rector Drive  
La Pine OR 97739

Until requested otherwise, send all tax statements to  
Same as Above

ESTOPPEL DEED  
MORTGAGE OR TRUST DEED

THIS INDENTURE between CHRISTINE WOOD, hereinafter called the first party, and JOHN S. DUNLAP, 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 trust deed recorded on October 15, 1999, in the Records of Klamath County in Vol. No. M99, Page 41093, between Jeremy J. Rogge and John E. Hole, Grantors, to John S. Dunlap, Beneficiary; a subsequent Bargain and Sale Deed from John S. Dunlap, Grantor, to Jeremy J. Rogge and John E. Hole, Grantees, recorded January 8, 2001 in the Records of Klamath County in Vol. M01, Page 646; and thereafter conveyed to Christine Wood, Grantee, by Jeremy J. Rogge and John E. Hole, Grantors, by Bargain and Sale Deed dated February 7, 2001, recorded on February 8, 2001, in Vol. M01, Page 5121, reference to those Records hereby being made, and the notes and indebtedness secured by the above-named documents are now owned by the second party, on which notes and indebtedness there is now owing and unpaid the sum of \$57,000.00, 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 deed of conveyance of the property in satisfaction of the indebtedness secured by the mortgage or trust deed, and the second party does now accede to that request;

NOW, THEREFORE, for the consideration hereinafter stated (which includes the cancellation of the notes and the indebtedness secured by the mortgage or trust deed and the surrender thereof marked "Paid in Full" to the first party), the first party does hereby grant, bargain, sell and convey unto the second party and to second party's heirs, successors and assigns, all of the following described real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, to-wit:

Lot 5, Block 12, FIRST ADDITION TO RIVER PINE ESTATES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Map Tax Lot R-2309-024B0-03500-000

ID #R132760

Commonly known as 1611 Rector Drive, La Pine OR 97739

The true and actual consideration for this conveyance is NONE.

TO HAVE AND TO HOLD the same unto the second party and 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 and second party's heirs, successors and assigns, that the first party is lawfully seized in fee simple of the property, free and clear of

42pm

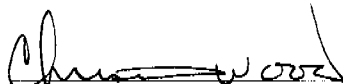
encumbrances except the mortgage or trust deed and not otherwise except NONE; that the first party will warrant and forever defend the above-granted premises, and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, other than the liens above expressly excepted; 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, 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 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.

IT WITNESS WHEREOF, the first party 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.

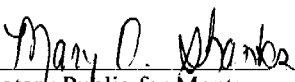
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSONS ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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.

DATED: 6-08-09

  
CHRISTINE WOOD

STATE OF MONTANA )  
                                  ) ss.  
County of Sanders )

This instrument was acknowledged before me on 6-8-09 by CHRISTINE WOOD.

  
Notary Public for Montana  
My commission expires 6-3-2010