

2009-014616

Klamath County, Oregon



00075431200900146160030033

11/13/2009 02:50:17 PM

Fee: \$47.00

After Recording Return to:

Robert R. Rider and Edyth Rider

5672 Cherokee Road
Stockton CA 95215Send Tax Statements to:

Robert R. Rider and Edyth Rider

5672 Cherokee Road
Stockton CA 95215
ATE 67050

ESTOPPEL DEED

Mark Stuart ("Grantor"), conveys to Robert R. Rider and Edythe Rider, Trustees of the Robert R. Rider and Edythe Rider Living Trust Dated 04/14/94 ("Grantee"), the following real property (the "Property"):

Lots 764, 765, 766, 767, 768, and 769, Block 106, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 001 MAP 3809-033DB TL 06500 KEY #612698

Grantor executed and delivered to Grantee a Trust Deed, executed on November 21, 2007, and recorded on December 3, 2007, at 2007-020235, Records of Klamath County, Oregon, to secure payment of a Promissory Note in the sum of \$350,000. The Note and Trust Deed are in default and the Property is subject to foreclosure.

This Deed is executed in consideration of \$1.00 and other valuable consideration, to wit: the dismissal with prejudice (as against Grantor) of Klamath County Circuit Court Case No. 09-03206, wherein Grantee is plaintiff and Grantor is a defendant, including Grantee's waiver of the right to claim reasonable attorney fees and costs in that action.

Grantee's acceptance of this Deed effects a satisfaction of the obligation secured by the Trust Deed to Grantee as described above, and payment in full of the Promissory Note secured thereby, which note is this day surrendered to Grantor.

This Deed is intended as a conveyance absolute in legal effect, as well as in form, of the title to the Property to Grantee and this Deed is not intended as security of any kind.

Grantor is not acting under any misapprehension about the effect of this deed, nor under any duress, undue influence, or misrepresentation of Grantee, Grantee's agent or attorney, or any other person. This Deed merges the fee ownership and the lien of the Grantee described above. Grantee expressly agrees to assume or pay any contract balances, debts, liens, charges, or obligations that relate or attach to the property.

ATE 47

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 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.

EXECUTED this 15 day of September, 2009.

Mark Stuart
Mark Stuart

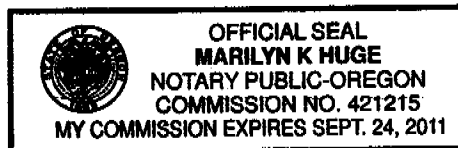
ACCEPTED this 2nd day of ~~September, 2009.~~ November, 2009

Robert R. Rider
Robert R. Rider, Trustee

Edythe Rider
Edythe Rider, Trustee

STATE OF OREGON)
)
County of Deschutes)

This instrument was acknowledged before me on September 15, 2009, by Mark Stuart, who personally appeared.



Marilyn K. Huge
Notary Public for Oregon
My commission expires: 9/24/11

STATE OF OREGON)
)
County of Klamath)

This instrument was acknowledged before me on September 15, 2009, by Robert R. Rider and Edythe Rider, who personally appeared.

Marilyn K. Huge
Notary Public for Oregon
My commission expires: _____

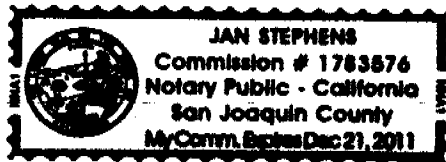
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California)

County of San Joaquin)

On November 2, 2009 before me, Jan Stephens - Notary Public, personally appeared Robert R. Rider and Edythe Z. Rider, proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

Jan Stephens
Signature of Notary

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and prevent fraudulent reattachment of this form to another document.

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: E. Stoppel Deed Code 001 Map 3809-033DB TL 06SD0 Key # 62698
Date of Document: November 2, 2009 Number of Pages in words: Three (3)
(including this page)

Signer(s) Other Than Named Above: Mark Stuart on 9/15/2009

CAPACITY(IES) CLAIMED BY SIGNER(S)

Signer's Name: Robert R. Rider

- ☒ Individual(s)
☐ Corporate Officer
Title(s): _____
☐ Partner(s) - ☐ Limited ☐ General
☐ Attorney-In-Fact
☐ Trustee(s)
☐ Guardian/Conservator
☐ Other: _____

R

SIGNER IS REPRESENTING:

Self

RIGHT THUMB

Signer's Name: Edythe Z. Rider

- ☒ Individual(s)
☐ Corporate Officer
Title(s): _____
☐ Partner(s) - ☐ Limited ☐ General
☐ Attorney-In-Fact
☐ Trustee(s)
☐ Guardian/Conservator
☐ Other: _____

RIGHT THUMB

SIGNER IS REPRESENTING:

Self