

2011-011181
Klamath County, Oregon



00108307201100111810030037

10/07/2011 09:40:40 AM

Fee: \$47.00

After recording return to:

Craig K. Edwards
Edwards Law Offices PC
225 NW Franklin Avenue, Suite 2
Bend, OR 97701

**Until requested otherwise,
send all tax statements to:**

Roy L. and Beth A. Reynolds
61576 SW Longview St.
Bend, OR 97702

ESTOPPEL DEED

KNOW BY ALL MEN BY THESE PRESENTS, that **Thomas D. Byram**, hereinafter called Grantor, for the consideration hereinafter stated, does hereby remise, release and quitclaim unto **Roy L. Reynolds** and **Beth A. Reynolds**, as tenants by the entirety, hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of the Grantor's right, title and interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, located in the County of Klamath, State of Oregon, commonly known as 12011 Beechwood Dr., La Pine, Oregon, and more particularly described as follows:

Lot 11, Block 9, SUN FOREST ESTATES, TRACT 1060, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

To have and to hold the same unto the Grantee and Grantee's heirs forever.

GRANTOR COVENANTS THAT:

This deed is absolute in effect and conveys fee simple title of the Property described above to grantee and does not operate as a mortgage, trust conveyance, or security of any kind. Grantee may retain all payments previously made on the indebtedness without any duty to account for such.

Grantor is the owner of the Property free of all encumbrances except the trust deed executed to Grantee, dated July 25, 2005, recorded on August 3, 2005, at Volume M05, Page 60785, and re-recorded on August 17, 2005, at Volume M05, Page 62135 of the official records of Klamath County, Oregon, and except the following:

2010-11 Taxes, a lien now due and payable, in the amount of \$205.36 plus interest.

2011-12 Taxes, a lien not yet due and payable.

The statutory powers, including the power of assessment and easements of Walker Range Timber Fire Patrol.

Restrictions contained in plat dedication, to wit: "Subject to: A 25 foot building setback along the front of all lots and a 20 foot building setback line along side street lines to provide ingress and egress for construction and maintenance of said utilities, any planting or structures placed thereon by the lot owners to be at his own risk."

Articles of Association of Sun Forest Estates Property Owners Association, subject to the terms and provisions thereof, recorded September 19, 1972 in Volume M72, Page 10581, Microfilm Records of Klamath County, Oregon.

Covenants, Conditions and Restrictions recorded on September 9, 1972 at Volume M72, Page 10585, Microfilm Records of Klamath County, Oregon.

Easement dated June 1, 1984 and recorded on August 28, 1984, at Volume M84, Page 14501, Microfilm Records of Klamath County, Oregon, in favor of Midstate Electric Cooperative, Inc., for electric transmission/distribution line.

Agreement, including the terms and provisions thereof, between Midstate Electric Coopeative, Inc., and William Rossman, dated July 25, 1986, recorded October 6, 1986 at Volume M86, Page 18145, Deed Records of Klamath County, Oregon for electrical service.

Application to Exempt a Manufactured Structure from Registration and Titling, subject to the terms and provisions thereof, recorded on February 14, 2006 at Volume M06, Page 02901, Microfilm Records of Klamath County, Oregon.

This deed does not effect a merger of the fee ownership and the lien of the mortgage described above. The fee and lien shall hereafter remain separate and distinct. This deed shall not be effective until accepted by Grantee and recorded in the Official Records of Klamath County, Oregon

In consideration of the release of Grantor and Grantor's personal guarantors, Grantee may retain all payments previously made on the secured debt with no duty to account therefor. As further consideration for the Grantees' acceptance of this deed, Grantor agrees to execute a promissory note payable to the Grantees, in the amount of \$2,554.93, with interest thereon at 6% per annum, payable in installments as agreed upon by Grantor and Grantees.

Grantor waives, surrenders, conveys, and relinquishes any equity of redemption and statutory rights of redemption concerning the real property and any trust deeds covering the same.

Grantor is not acting under any misapprehension as to the legal effect of this deed, nor under any duress, undue influence, or misrepresentation of grantee, grantee's agent or attorney, or any other person.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 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 195.300, 195.301 AND 195.305 TO 195.336

AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

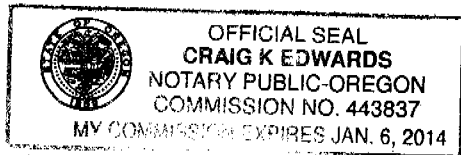
DATED this 4TH day of October, 2011.

GRANTOR:

Thomas D. Byram
Thomas D. Byram

STATE OF OREGON)
) ss.
County of Deschutes)

On this 4 day of October, 2011, personally appeared before me the above named Thomas D. Byram, and acknowledged the foregoing to be his voluntary act and deed.



Craig K. Edwards
Notary Public for Oregon