



00129253201200144660020021

12/31/2012 09:03:00 AM

Fee: \$42.00

After recording and all tax
statements should be sent to:
Putnam, LLC
3090 Memorial Drive
Klamath Falls, OR 97601

ESTOPPEL DEED

THIS INDENTURE is made between Adin Automotive Products, Inc. (Adin), a California Corporation, hereinafter referred to as Grantor, to Putnam, LLC, an Oregon Limited Liability Company, hereinafter referred to as Grantee.

WITNESSETH

Reference is made to that Contract of Sale between Grantor as purchaser and Grantee as seller, a memorandum having been recorded on September 15, 2005, in Document No. M05 page 64378 Microfilm Records of Klamath County, Oregon. Adin and Putnam, LLC have participated in litigation in Klamath County Case No 09 - 00306CV relating to the Contract or Sale and real property described below. Adin and Putnam have entered into a SETTLEMENT AND MUTUAL RELEASE AGREEMENT. As part of the settlement, Grantor has agreed to convey Grantor's present interest in the property to Grantee which Grantee accepts in full satisfaction of the indebtedness secured by the Contract and other consideration in the Settlement Agreement

NOW THEREFORE, Grantor does hereby grant, bargain, sell and convey to Grantee and Grantee's heirs, successors and assigns, all of Grantor's interest in and to the following described real property, with the tenements, hereditaments and appurtenances belonging or in any way appertaining, as situated in Klamath County, State of Oregon, to-wit:

A parcel of land situated in the SE¼ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Lot 1, Lot 2 and a portion of Lot 3 of Bailey Tracts and more particularly described as follows:

Beginning at a point on the west line of Homedale Road from which the Northeast corner of Bailey Tracts bears North 00°02'00" East 130.50 feet; thence along said west line South 00°02'00" West 697.92 feet; thence leaving said west line South 89°53'28" West 308.64 feet to the west line of Lot 3 of Bailey Tracts; thence along said west line and the west lines of Lots 2 and 1 of Bailey Tracts North 00°01'24" East 697.92 feet; thence North 89°53'28" East 308.76 feet to the point of beginning, containing 4.95 acres, more or less, with bearings based on County Survey No. 5044.

The true and actual consideration paid for this transfer are the terms of the Settlement Agreement and the cancellation of the remaining indebtedness represented by the Contract of Sale as owed by Grantor to Grantee.

The Grantor agrees that Grantee shall retain any and all payments previously made under said Contract.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010."

DATED this 13 day of December, 2012.

Adin Automotive Products, Inc.

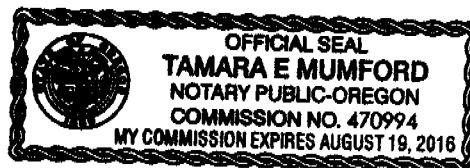
By:

David Neville, President

STATE OF OREGON)

County of Oregon)
Multnomah)

ss.



On this _____ day of December, 2012, before me personally appeared David Neville, President of Adin Automotive Products, Inc., a California Corporation, to be the person whose name is subscribed to the within instrument and acknowledged that he subscribed the name of David Neville thereto as President.

Notary Public-State of Oregon