

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by:

2014-012217

Klamath County, Oregon

11/24/2014 11:06:45 AM

Fee: \$52.00



Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: 102209T

This document is being re-recorded to correct the Grantee as recorded in Volume 2014-012007

Please print or type information.

1. AFTER RECORDING RETURN TO –
Required by ORS 205.180(4) & 205.238:

Name: Scott MacArthur
Address: 125 S. 6th Street
City, ST Zip: Klamath Falls OR 97601

2. TITLE(S) OF THE TRANSACTION(S) – Required by ORS 205.234(1)(a)
Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:**Document Title(s):** Estoppel Deed**3. DIRECT PARTY / GRANTOR Names and Addresses –** Required by ORS 205.234(1)(b)
for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor

Grantor Name: Ben Jean Gilman
Grantor Name: _____

4. INDIRECT PARTY / GRANTEE Names and Addresses – Required by ORS 205.234(1)(b)
for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor

Grantee Name: Victoria Taylor
Grantee Name: _____

5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:
UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

Name: NO CHANGE
Address: _____
City, ST Zip: _____

6. TRUE AND ACTUAL CONSIDERATION –
Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:**\$** 90,000.00**7. TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that could be subject to tax foreclosure. –** Required by ORS 312.125(4)(b)(B)Tax Acct. No.: N/A58.00

2014-012007

Klamath County, Oregon



00161637201400120070020023

11/18/2014 09:07:03 AM

Fee: \$47.00

Ben Jean Gilman
Grantor

Quinn Jackson
Victoria Taylor
6719 Beckton Avenue
Klamath Falls, OR 97603
Grantee

After Recording return to:
Scott MacArthur
125 S. 6th, Klamath Falls, OR 97601
Send Tax Statements to:
Grantee

ESTOPPEL DEED (Nonmerger)

BEN JEAN GILMAN, (Grantor), conveys to QUINN JACKSON and ~~VICTORIA TAYLOR~~ ^{Victoria} TAYLOR, (Grantee), the following real property (the "property"), together with all Grantor's right, title, and interest in any land sale contract, trust deed or lease option agreement involving the property. Grantor is the owner of the property free and clear of all encumbrances, except those set forth on the attached Exhibit A.

Grantor's executed and delivered to Grantee's a Trust Deed dated July 9, 2014 and recorded on July 10, 2014 in the mortgage records of Klamath County, State of Oregon, in Volume 2014, at page 007238 of the Microfilm Records of Klamath County, Oregon thereof, to secure payment of a Promissory Note in the sum of \$90,000.00. The Note and Trust Deed are in default and said Trust Deed is subject to immediate foreclosure. In consideration of Grantee's acceptance of this deed in lieu of foreclosure (this deed) and waiver of the right to collect against Grantor on the Note, Grantee may retain all payments previously made on the Note, with no duty to account therefor.

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 waives, surrenders, and relinquishes any equity of redemption and statutory rights of redemption that Grantor may have in connection with the property and the foreclosure of the Trust Deed. That in executing this deed, Grantor, is not acting under any misapprehension as to the effect thereof or under any duress, undue influence, or misrepresentation by Grantee, or Grantee's representatives, agents or attorneys. Grantee does not expressly or impliedly agree to assume or pay any contract balances, debts, liens, charges, or obligations that relate to or attach to the property.

This Deed does not effect a merger of the fee ownership and the lien of the Trust Deed described above. The Fee and the lien shall hereinafter remain separate and distinct. Grantee reserves its right to foreclose its Trust Deed at any time as to any party with any claim, interest or lien on the property.

Grantor does hereby grant, bargain, sell and convey unto the second party, their heirs, successors and assigns, all the following described real property situate in Klamath County, State of Oregon, to wit:

LOT 34 in BLOCK 3 of Tract 1046, ROUND LAKE ESTATE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Property ID No.: R494263
CODE MAP 3908-007DA 04000-000

together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Grantor warrants that during the time period that the Property was owned by Grantor, the Property was never used for the generation, manufacture, storage, treatment, disposal, release, or threatened release of any hazardous substance, as those terms are defined in the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA),

as amended, 42 USC Section 9601 et seq, the Superfund Amendments and Reauthorization ACT (SARA), other applicable state or federal laws, or regulations adopted pursuant to any of the foregoing. Grantor agrees to indemnify and hold Grantee harmless against any and all claims and loses resulting from a breach of this warranty.

IN WITNESS WHEREOF, the first party above named has executed this instrument; if first party is corporation, it has caused its corporate name to be signed hereto and its corporate seal affixed by its officers duly authorized thereunto 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 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.

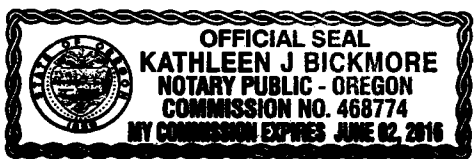
Dated this 6TH day of November, 2014.

Ben Jean Gilman
Ben Jean Gilman

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 6 day of Nov, 2014 by Ben Jean Gilman.

(S E A L)



Before me: Kathy Bickmore
Notary Public for Oregon
My Commissioner Expires: June 2, 2016