

## DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS that ROY WELLS and DONNA WELLS, husband and wife, herein called Grantors, do hereby grant, bargain, sell and convey unto MARTIN DEVELOPMENT CORPORATION, a California Corporation, Grantee, its successors and assigns, all of Grantors interest in the following described real property situated in Klamath County, State of Oregon, to-wit:

Lot 18 in Block 5 of Pinecrest according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Grantors covenant that this Deed is absolute in effect and conveys fee simple title of the premises above described to Grantee and does not operate as a mortgage, trust conveyance, or security of any kind. Grantors are the owners of the premises, free of all encumbrances except the trust deed dated April 16, 1976, and recorded in Vol. M-76 at page 6800 of the Mortgage Records of Klamath County, Oregon.

The acceptance by Grantee of this deed affects a satisfaction of the Deed of Trust to the Grantee described above, and payment in full of the promissory note secured thereby, which note is this day surrendered to Grantors.

Grantors are not acting under any misapprehension as to the effect of this deed, nor under any duress, undue influence or misrepresentation of Grantee, its agent or attorney or any other person.

IN WITNESS WHEREOF, Grantors have executed this instrument, this 13 day of June, 1981.

STATE OF OREGON )  
 ) SS.  
County of Josephine )

Roy Wells  
Roy Wells  
Donna Wells  
Donna Wells

June 13, 1981.

Personally appeared the above named Roy Wells and Donna Wells and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Paul L. Spada  
Notary Public  
My Commission Expires: 7-20-84

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of this 16th day of June A.D. 19 81 at 12:47 o'clock P.M., and

DEED IN LIEU OF FORECLOSURE duly recorded in Vol. M-81, of Deeds on Page 10747  
EVELYN BIEHN, County Clerk  
By Donna Wells

Fee \$3.50

WM. M. GANONG  
ATTORNEY AT LAW  
P.O. BOX 57  
KLAMATH FALLS, OR.  
97601  
(503) 882-7228

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Ret. RW Management Inc.  
3926 - St. & 4th  
Bldg

