

DEED IN LIEU OF FORECLOSURE

This conveyance is entered into between JESSE ALLEN PATTERSON, hereinafter referred to as Grantor, and JAMES WILLIAM WESLEY, hereinafter referred to as Grantee. Grantor transfers all of his interest in the following described real property:

Lot 66, Block 44, FIRST ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The real property described above is subject to that certain real estate contract, entered into between JAMES WILLIAM WESLEY as Vendor and JESSE ALLEN PATTERSON as Vendee, executed March 5, 1981, and recorded March 6, 1981, in Volume M 71 Page 4055 of the Microfilm Records of Klamath County, Oregon. Grantor herein acknowledges his default under said contract, and in consideration for Grantee's surrender of any further rights under said contract and agreement not to foreclose said contract, Grantor does hereby convey unto the Grantee, his heirs, successors, and assigns, all of the Grantor's interest in the above-described property without any recourse or right of redemption whatsoever.

In addition the Grantor does covenant to the Grantee, his heirs, and legal representatives, that the Grantor has not encumbered the property in any way, and the Grantor warrants that he will defend the above-described property and every part and parcel thereof against any lawful claim and/or demand of any person whomsoever may claim any title, encumbrance or interest in the property above-described arising out of any act, transfer or other conveyance or operation of law from the Grantor.

Possession of said premises is hereby surrendered and delivered to the Grantee immediately. In executing this deed the Grantor is not acting under any misapprehension as to the effect thereof or under any duress, undue influence, or misrepresentation by the Grantee, or the Grantee's representatives, agents or attorneys. This deed is not given as a preference over any of the Grantor's creditors, and at this time there is no person nor any corporation claiming any interest in said property arising out of any act on the part of the Grantor.

IN WITNESS WHEREOF the Grantor has executed this instrument on the 22nd day of Jan, 1982.

STATE OF California
Oregon
 County of Siskiyou) SKC ss.
Klamath)

Jesse Allen Patterson
 JESSE ALLEN PATTERSON

1-22-82, 1982

Personally appeared the above-named JESSE ALLEN PATTERSON, and acknowledged the foregoing instrument to be his voluntary act and deed.



OFFICIAL SEAL
 SYLVIA K. COPELAND
 NOTARY PUBLIC - OREGON
 SISKIYOU COUNTY
 My comm. expires JUL 16, 1982

Before Me

Sylvia K. Copeland
 NOTARY PUBLIC FOR OREGON
 My Commission Expires:

Siskiyou County California

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State of OREGON: COUNTY OF KLAMATH: ss.

I hereby certify that the within instrument was received and filed for record on the

5 day of February A.D., 1982 at 11:03 o'clock A M., and duly recorded in

Vol M82 of Deeds on page 1478.

Fee \$ 4.00

EVELYN SIEN
 COUNTY CLERK

By [Signature] deputy

902 FEB 5 AM 11 03

After
 recording
 return to

