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DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, between ROBERT COPPLEY CLARK, hereinafter called the Grantor, and PAULA R. FREDERICKSON, aka PAULA R. GREEN, hereinafter called the Grantee.

W I T N E S S E T H:

WHEREAS, Grantee entered into a Land Sale Contract with the Grantor under the date of October 26, 1981, wherein Grantee agreed to sell and Grantor agreed to purchase that certain real property situated in Klamath County, State of Oregon, to-wit:

Lot 14, Block 215, MILLS SECOND ADDITION to the City of Klamath Falls, according to the plat of record in the office of the County Clerk, Klamath County, State of Oregon.

WHEREAS, there is now due and owing on said contract the sum of \$7,898.43, with interest at the rate of 10% per annum from November 1, 1981, until paid and the sum of \$24,940.11, with interest at the rate of 12.25% per annum thru July 1, 1982 on the Equitable Savings and Loan Association Trust Deed which Grantor assumed and agreed to pay.

WHEREAS, the Grantor is now in default and said contract is subject to immediate foreclosure, and

WHEREAS, the Grantor being unable to pay same, has requested the Grantee to accept an absolute deed of conveyance covering said property in satisfaction of the indebtedness of the Grantor under said contract, and the Grantee now accedes to said request.

NOW, THEREFORE, for the consideration hereinafter stated, which includes the cancellation of the indebtedness of the Grantor under said contract of sale, the Grantor does hereby grant, bargain, sell and convey unto the Grantee, her heirs, successors and assigns, all of the following described real property situated in Klamath County, Oregon, to-wit:

Lot 14, Block 215, MILLS SECOND ADDITION to the City of Klamath Falls, according to the plat of record in the office of the County Clerk, Klamath County, State of Oregon.

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

TO HAVE AND TO HOLD THE SAME unto the Grantee, her heirs, successors and assigns forever.

Grantee, for herself, her heirs and legal representatives, does covenant to and with Grantor, his heirs, successors and assigns, that the Grantee is the owner and holder of said contract of sale. This deed is intended as a conveyance, absolute in legal effect as well as in form, all of Grantor's interest in and to said contract and the real property hereinabove described, to Grantee, and all rights which the Grantor may have therein, and not as a mortgage, trust deed or security of any kind; that possession of the premises is hereby surrendered and delivered to the Grantee. In executing this deed, Grantor is not acting under any misapprehension as to the effect thereof, or under any duress, undue influence

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or misrepresentation by Grantee or Grantee's representatives, agents or attorneys or by any other person. This deed is not given as a preference over any other creditors of the Grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

IN WITNESS WHEREOF, the Grantor above-named, has executed this instrument this 3 day of December, 1982.

Robert Coppley Clark  
ROBERT COPPLEY CLARK

STATE OF OREGON )  
                                  ) ss.  
County of Lane )

December 3, 1982.

Personally appeared the above named ROBERT COPPLEY CLARK and acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME:

Dorothy Shaffer  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 2/19/84

AFTER RECORDING, RETURN TO:

D. L. Hoots

2261 So. 5th St. #2

Klamath Falls, OR 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

on this 14 day of Dec, A.D. 19 82 at 2:35 o'clock P (M) and  
duly recorded in Vol. M82 of Deeds on page 17754

Fee \$8.00

EVEDYN BIEHN, County Clerk

By Joyce McQuinn