

53562

K-37913

DEED IN LIEU OF FORECLOSURE

Vol. 1485 Page 15303  
540-1933

Alvin E. Casebere, "Grantor", conveys to THE BENJ. FRANKLIN FEDERAL SAVINGS AND LOAN ASSOCIATION, "Grantee," the following-described real property:

Lot 5, Block 96, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

together with all of Grantor's right, title, and interest in any land sale contract or lease option agreement involving said real property.

Grantor executed and delivered to Grantee a trust deed recorded May 21, 1979, as M-79, Page 11554 in Klamath County, Oregon, to secure payment of a promissory note in the sum of \$23,850.00.

Said note and trust deed are in default and the trust deed is subject to foreclosure.

This Deed is intended as a conveyance absolute in legal effect, as well as in form, of the title to said real property to Grantee and includes all redemption rights which Grantor may have herein, and this deed is not intended as security of any kind.

This Deed is intended to merge the lien of the trust deed with the fee title.

Grantor has read and fully understands the above terms and is not acting under misapprehensions as to the effect of this Deed, nor under any duress, undue influence or misrepresentations of grantee, its agents, attorneys or any other person.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. THE GRANTEE SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

The true and actual consideration for this transfer consists of other value given.

Dated this 5<sup>th</sup> day of September, 1985.

Alvin E. Casebere  
Alvin E. Casebere

STATE OF WASHINGTON )  
County of Cowlitz ) ss.

On this day personally appeared before me Alvin E. Casebere to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this 5<sup>th</sup> day of September, 1985.

Susan K. Senell  
Notary Public in and for the State  
of Washington  
residing at Kelso, Wa.

My Commission Expires: 2-16-89

Until further notice;  
tax statements shall  
be sent to:

The Benj. Franklin Federal  
Savings and Loan Association  
REO Department  
One Southwest Columbia  
Portland, Oregon 97258

AFTER RECORDING RETURN TO:

NIEHAUS, HANNA, MURPHY,  
GREEN, OSAKA & DUNN  
Attention: Vena B. Sen  
Benj. Franklin Plaza, Suite 1111  
One Southwest Columbia  
Portland, Oregon 97258

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of September A.D., 19 85 at 11:24 o'clock A M., and duly recorded in Vol. M85  
of Deeds on Page 15303

FEE \$9.00

Evelyn Biehn, County Clerk

By

*[Signature]*

THE CLERK OF THE COUNTY OF KLAMATH, OREGON, HEREBY CERTIFIES THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK, COUNTY OF KLAMATH, OREGON, ON THE 19TH DAY OF SEPTEMBER, 1985, AT 11:24 O'CLOCK A.M., AND WAS DULY RECORDED IN VOLUME M85, PAGE 15303.

*[Faint circular stamp and illegible text]*

NOTARIAL PUBLIC IN AND FOR THE STATE OF OREGON

My Commission Expires: 3-21-86  
ATTEST: PROCEEDING RETURN BY  
CLERK, COUNTY OF KLAMATH, OREGON  
303, Franklin Street, Suite 111  
Seaside, Oregon 97138