

After recording return to:
Bershter, Bunter, Moulton
Andrews & Neill
Attn: Michael C. Arnold
P.O. Box 1475
Eugene, OR 97440

UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS ARE TO BE
SENT TO THE FOLLOWING ADDRESS:
U.S. National Bank of Oregon
740 Main
P.O. Box 789
Humboldt Falls, Oregon 97601

DEED IN LIEU OF FORECLOSURE

ONE A. RANOS and VIRGINIA RANOS, Grantor, convey and warrant to U.S. NATIONAL BANK OF OREGON, a national banking association, Grantee, the real property described on the attached Exhibit A, free of encumbrances except as set forth on the attached Exhibit A (hereinafter the Property).

Grantor covenants that:

1. This deed is absolute in effect and conveys fee simple title to the Property to the Grantee and does not operate as a mortgage, trust conveyance or security of any kind.

2. Grantor is the owner of the Property free of all encumbrances except as set forth on the attached Exhibit A.

3. Grantor hereby waives, surrenders, conveys and relinquishes any equity of redemption and any statutory rights of redemption concerning the Property and the mortgage set forth on the attached Exhibit A.

4. Grantor is not acting under any misapprehension as to the legal effect of this deed, nor under any duress, undue influence or misrepresentation of Grantee, Grantee's agents or attorneys, or any other person.

This deed does not effect a merger of the fee simple ownership and the lien of the mortgage described on the attached Exhibit A. The fee and the lien of such mortgage shall nevertheless remain separate and distinct.

By acceptance of this deed, Grantee covenants and agrees that it shall forever forbear taking any action whatsoever to collect against Grantor on the promissory note secured by the mortgage described on the attached Exhibit A, other than by foreclosure of such mortgage, and that in any proceeding to foreclose such mortgage, Grantee shall not seek, obtain or permit a deficiency judgment against Grantor, Grantor's heirs or assigns, such remedies and rights being hereby waived.

The true consideration for this conveyance is Grantee's covenants described in the foregoing paragraph with respect to collection of indebtedness secured by the mortgage described on the attached Exhibit A.

THIS INSTRUMENT WILL 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 APPROVED USES.

Dated this 16 day of April, 1987.

Carl A. Raymus
Carl A. Raymus

Virginia Raymus
Virginia Raymus

STATE OF OREGON
COUNTY OF Marathon } ss.

The foregoing instrument was acknowledged before me this 16 day of April, 1987, by CARL A. RAYMUS.

James E. Hall
Notary Public for Oregon
My commission expires: 1/7/88

STATE OF OREGON
COUNTY OF Marathon } ss.

The foregoing instrument was acknowledged before me this 16 day of April, 1987, by VIRGINIA RAYMUS.

James E. Hall
Notary Public for Oregon
My commission expires: 1/7/88

EXHIBIT A

10125

POE VALLEY RANCH

PACCEL 1: The SE/2SE/4 of Section 18, the SW/4 and that portion of the SE/4 of Section 11 lying Southerly of Schaupp Road; the SW/4SW/4 of Section 14, and the SE/2SE/4 of Section 15, all in Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Subject to:

Mortgage dated October 18, 1982 and recorded October 20, 1982 in Volume 882, page 13971 of the official records of Klamath County.

STATE OF OREGON COUNTY OF KLAMATH

Filed for record or release of _____
of _____ June _____ AD. 9 87 at 12:25 o'clock P. M. and duly recorded in Vol. 882
of _____ Deeds _____ on Page 13971
FEE \$13.00
By _____ County Clerk

EXHIBIT A