

## DEED IN LIEU OF FORECLOSURE

THIS DEED made and executed this 21<sup>ST</sup> day of September, 1989, by CARL L. AUBREY, hereinafter called "Grantor", in favor of JACQUELINE J. ROSSI, devisee of the Estate of Edythe Ann Deffenbacher, hereinafter called "Grantee"; and

WHEREAS, title to the real property described as

Lot 6, Block 14, FIRST ADDITION TO CHILOQUIN,  
according to the official plat thereof on file  
in the office of the County Clerk of Klamath  
County, Oregon.

is vested in fee simple in Grantor, subject to the interest of Grantee pursuant to that certain Trust Deed dated August 15, 1985, and recorded as No. 85-13756 in Klamath County, Oregon, wherein Carl L. Aubrey and Vicky L. Aubrey are Grantors, and The Estate of Edythe Ann Deffenbacher is the beneficiary; and

WHEREAS, Grantor is currently in default under the terms of said trust deed and the obligation secured thereby; and

WHEREAS, Grantor desires to avert a foreclosure of said property in satisfaction of the indebtedness secured by said Trust Deed and to forestall foreclosure thereof, and Grantee does accede to said request.

NOW, THEREFORE, IN CONSIDERATION of the cancellation of all the debt and all the evidences of indebtedness secured by said Trust Deed and other valuable consideration, Grantor does hereby grant, bargain, sell and convey unto Grantee, her successors and assigns, all his interest in that real property described herein, together with all improvements thereon.

Further, the Grantor covenants that the property is free and clear of all encumbrances except taxes and easements of record, and that Grantor will warrant and forever defend the said granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons claiming thereto.

This deed is intended as a full and complete conveyance to the Grantee, her successors and assigns, of the title of said premises and any and all right, present or future of Grantor. This document is intended to have absolute legal effect, and is not a mortgage, trust conveyance or security of any kind.

Possession of the said premises hereby is surrendered to the said Grantee.

In executing this deed, the Grantor is not acting under any misapprehension as to the effect thereof, nor under any duress,

88 SEP 27 AM 11 08

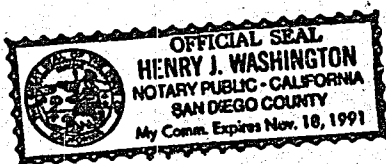
undue influence or misrepresentation by the said Grantee, her agents or attorney.

*Carl L. Aubrey*  
Carl L. Aubrey

STATE OF CALIFORNIA )  
COUNTY OF SAN DIEGO ) ss.

September 21, 1989.

Personally appeared Carl L. Aubrey and acknowledged the foregoing instrument to be his voluntary act and deed. Before me:



*Henry J. Washington*  
Notary Public for California  
My commission expires: 11/18/91

After recording return to: Alan B. Holmes, Attorney, 1237 N. Riverside #30, Medford, OR 97501

Until a change is requested all tax statements shall be sent to: Jacqueline Rossi, 700 Crater Lake Avenue, #86, Medford, OR 97504.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Alan B. Holmes the 27th day  
of Sept. A.D., 19 89 at 11:08 o'clock AM., and duly recorded in Vol. M89,  
of Deeds on Page 18169.

Evelyn Biehn  
By Gauline Mullendore County Clerk

FEE \$13.00