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WARRANTY DEED IN LIEU OF FORECLOSURE

KATHERINE ANN LOOK, Grantor, conveys and warrants to EARL DENNIS KRAUSS and BARBARA J. KRAUSS, husband and wife, Grantees, the following described real property, free of encumbrances except as specifically set forth herein:

A portion of the NW $\frac{1}{4}$ of Section 27, Township 35 South, Range 7 East of the willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of Section 27, Township 35 South, Range 7 East of the Willamette Meridian; thence South along the West section line, 1102.3 feet to the true point of beginning, which point is also the Southwest corner of Deed recorded March 17, 1961 in Book 328 at Page 102, Deed Records; thence continuing South along the section line 600 feet; thence East 660 feet; thence North parallel with the section line 600 feet to the Southeast corner of the above mentioned deed; thence West 660 feet along the South line of said deed to the point of beginning.

This Deed is absolute in effect and conveys to the Grantees all of the right, title and interest of Grantor in and to the described property. This Deed does not operate as a mortgage, trust conveyance or security of any kind. The trust deed dated March 6, 1990, between Grantor, Aspen Title & Escrow, Inc., as trustee, and Earl Dennis Krauss and Barbara J. Krauss, as beneficiaries, recorded Klamath County Deed Records, Volume M90, Page 4955, shall continue and there shall be no merger of the rights of Grantees under such trust deed with the right, title and interest conveyed to Grantees hereunder. Grantees shall be entitled to resort to judicial or nonjudicial foreclosure of such trust deed or any portion thereof.

Grantor hereby waives, surrenders, conveys and relinquishes unto Grantees any equity of redemption and statutory

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rights of redemption which any may exist with respect to the property.

The true and actual consideration for this transfer consists of \$870.00 and other good and valuable consideration.

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 use.

Until a change is requested, all tax statements shall be mailed to Grantee at: HC 30, Box 10A, Chiloquin, Oregon 97624.

DATED this 16 day of November, 1990.

Katherine Look

STATE OF OREGON)
County of Klamath)

ss.

November 16, 1990.

Personally appeared the above-named Katherine Ann Look, and acknowledged the foregoing instrument to be her voluntary act. Before me:

William H. Miller
Notary Public for Oregon
My Commission expires: 9/16/93

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Brandsness, Brandsness & Davis
on this 19th day of Nov. A.D., 19 90
at 4:02 o'clock P. M. and duly recorded
in Vol. M90 of Deeds Page 23154.
Evelyn Biehn, County Clerk

By Pauline Mulindore Deputy.

Fee, \$33.00

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