

08-16-95P03:41 RCVD

MTC 35968

BARGAIN AND SALE DEED  
IN LIEU OF FORECLOSURE

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JULIE T CAMERON

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hereinafter called grantor(s), for the consideration stated herein, grant(s), bargain(s), sell(s) and convey(s) to BENEFICIAL OREGON INC D/B/A BENEFICIAL ~~MORTGAGE CO.~~, hereinafter called grantee, all of that certain real property situated in the County of KLAMATH, State of Oregon, described as follows: (25925 MODOC POINT RD CHILOQUIN, OR 97624)

SEE ATTACHED LEGAL DESCRIPTION

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

By accepting this deed, Grantee agrees that it will not take any action whatsoever to collect against grantor(s) on the promissory note which is secured by the trust deed described below. This deed does not cause a merger of the fee ownership and the lien of the trust deed described below. The fee and lien shall remain separate and distinct. Grantee may foreclose the trust deed lien, but Grantee will not seek to obtain any money judgment against grantor(s).

Grantor(s) waive(s) and convey(s) any rights of redemption concerning the real property and the trust deed described above.

Grantor(s) understand(s) the legal effect of this deed, and sign(s) it freely and voluntarily.

The consideration for this deed is grantee's waiver of its rights to collect from grantor(s) on the promissory note in the sum of \$ 36671.38 secured by that certain trust deed entered into on the 1ST day of NOVEMBER, 19 94 between grantor(s) and grantee, and recorded at REAL ESTATE RECORDS, of the land records of KLAMATH County, State of Oregon on the 9TH day of NOVEMBER, 19 94, VOLUME M 94, PAGE 34668

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.

Acceptance of this deed by grantee is conditioned upon grantee's receipt of a title report acceptable to grantee.

Recording of this deed by grantee constitutes acceptance.

IN WITNESS WHEREOF, the grantor(s) ha\_\_\_ executed this instrument this 10 day of AUGUST, 1995; if a corporate grantor, it has caused its name to be signed and seal affixed by its, officers, duly authorized thereto by order of its board of directors.

Julie T. Cameron  
JULIE T CAMERON

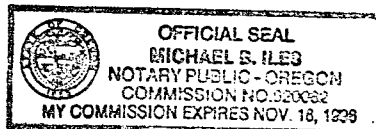
STATE OF OREGON     )  
                              ) ss.  
County of WASHINGTON

Personally appeared the above named JULIE T CAMERON  
and acknowledged the foregoing instrument to be HER  
voluntary act and deed.

Before Me:

Michael S. Iles  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: \_\_\_\_\_

Please return to the following  
address after recording:  
BENEFICIAL OREGON INC  
1345 CENTER DR SUITE D  
MEDFORD, OR 97501



Please send property tax  
statements to:

EXHIBIT "A"  
LEGAL DESCRIPTION

A tract of land situated in Government Lot 26, Section 9, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at an iron pin located South a distance of 644 feet and West a distance of 201 feet from the Northeast corner of said Government Lot 26, said beginning point being on the North boundary of a farm access lane; thence North a distance of 150 feet to an iron pin; thence West a distance of 203.5 feet to an iron pin on the Easterly boundary of the County Road; thence South 25 degrees 55' East along the Easterly boundary of the County Road a distance of 168 feet to an iron pin on the North boundary of a farm access lane; thence North 89 degrees 31' East along the North boundary of a farm access lane a distance of 130 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co. the 16th day  
of August A.D., 19 95 at 3:41 o'clock P M., and duly recorded in Vol. M95,  
of Deeds on Page 21834.

Bernetha G. Letsch, County Clerk

FEE \$45.00

By Annette Mueller