

59554

Vol. 1798 Page 19808

After Recording
Return to:
Norwest Financial
Biddle Center

1550 Biddle Road, Suite E
Medford, Oregon 97504

DEED IN LIEU OF FORECLOSURE

JUN 10 P3:36

ATC 2982157

Known all Men by these presents, that DENISE D. FISHER,

~~husband and wife~~ (a single person), hereinafter called grantor, for \$.00
and the consideration hereinafter stated, do hereby grant, bargain,
sell and convey unto Norwest Financial System Oregon, Inc., Hereinafter
called grantee, and unto grantee's successors and assigns all of that certain
real property with the tenements, hereditaments and appurtenances thereto
belonging or in any way appertaining, situated in the County of KLAMATH,
State of OREGON, described as follows:

LOT 5, BLOCK 2, MOYINA MANOR, IN THE COUNTY OF KLAMATH, STATE OF OREGON.
CODE 143 MAP 3909-1AB TL 9300

To have and to hold the same unto the said grantee and grantee's successors
and assigns forever.

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

This deed does not effect a merger of the fee ownership and the lien of the
mortgage described below. The fee and lien shall hereafter remain separate
and distinct.

By acceptance and recording of this deed, grantee covenants and agrees that
it shall forever forebear taking any action whatsoever to collect against
grantor on the obligations which are secured by the mortgage/deed of trust
(referred to herein as "mortgage") described below, other than by fore-
closure of that mortgage; and, that in any proceeding to foreclose that
mortgage, grantee shall not seek, obtain or permit a deficiency judgment
against grantor's, their heirs, successors or assigns, such right being
hereby waived. This paragraph shall be inapplicable in the event that
grantor attempts to have this deed set aside or this deed is determined
to transfer less than fee simple title to grantee.

This instrument is being recorded as an
accommodation only, and has not been
examined as to validity, sufficiency or effect it
may have upon the herein described property.
This courtesy recording has been requested at
ASPEN TITLE & ESCROW, INC.

(DEED)

(2)


Grantor does hereby assign and transfer to grantee any equity of redemption and statutory rights of redemption concerning the real property and mortgage described below.

Grantor is not acting under any misapprehension as to the legal effect of this deed, nor under duress, undue influence or misrepresentation of grantee, its agent, attorney or any other person. Grantor declares that this conveyance is freely and fairly made.

The true and actual consideration for this transfer consists of grantee's waiver of its right to bring an action against grantor based on the promissory note secured by the mortgage hereinafter described and agreement not to name the grantor as a party to a foreclosure action as stated above with respect to that certain mortgage signed on the 26th day of JULY, 1996 by grantor in favor of grantee and recorded at book M96, page 23135, document no. 22345, real property records of KLAMATH county on the 31ST day of JULY, 1996.


In construing this deed and where the context so requires, the singular includes the plural and the plural includes the singular and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 3rd day of May, 1998.


Denise D. Fisher

VERMONT
STATE OF OREGON)
) ss.
COUNTY OF WINDSOR

The foregoing instrument was acknowledged before me this 3rd day of JUNE, 1998, by DENISE FISHER.


NOTARY PUBLIC

My commission expires 2/99

Until a change is requested, all tax statements shall be sent to the following address: Norwest Financial 1550 Biddle Rd Suite E Medford, Or 97504.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 10th day of June A.D., 1998 at 3:36 o'clock P. M., and duly recorded in Vol. M98 of Mortgages on Page 19808.

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Beth Ann Brown