

ATC 04048421

STATUTORY SPECIAL WARRANTY DEED
IN LIEU OF FORECLOSURE

GRANTOR: EUGENE J. KUO and ELLEN KUO

GRANTEE: J. BRUCE RIDDLE and ROBERTA R. RIDDLE

Grantor conveys and specially warrants to grantee, the following described real property situated in Klamath County, Oregon free of encumbrances created or suffered by grantors except as specifically set forth herein:

Lots 11 and 12, Block 17, CRESCENT, in the County of Klamath, State of Oregon. (CODE 103 MAP 2409-30AC TL 5100)

SUBJECT TO AND EXCEPTING:

1. Trust Deed, Grantor: Eugene J. Kuo, Trustee: Title Guaranty Company of Oregon; Beneficiary J. Bruce and Roberta R. Riddle; dated July 8, 1994 and recorded July 13, 1994, at Book M-94, Page 21657.

2. Conditions, covenants and restrictions of record.

This deed is absolute in effect and conveys fee simple title of the above-described real property to the grantee and does not operate as a mortgage, trust conveyance or security of any kind. Further, this deed does not effect a merger of the fee ownership and the lien of the security instrument shown as Exception No. 1 above; the fee and lien shall hereafter remain separate and distinct until such time as the grantee elects to cause a deed of reconveyance to be recorded. The grantor of this deed is not under any mis-apprehension as to the effect of this deed, nor under any duress, undue influence or misrepresentation of grantee, its agents or attorneys or any other person.

By acceptance of this deed grantee covenants and agrees that it shall forever forbear taking any action whatsoever to collect against grantors on the promissory note given to secure the security instrument shown as Exception No. 1 above, other than by foreclosure of that security instrument, and that in any proceeding to foreclose the security instrument it shall not seek, obtain or permit a deficiency judgment against grantor, their heirs or assigns, such rights and remedies being hereby waived.

After recording,
return to:

Perrin & Thayer LLP
975 Oak Street, Suite 550
Eugene, OR 97405

Until a change is requested,
send all tax statements to:

Bruce Riddle
3530 Spring Blvd.
Eugene, OR 97405

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Grantor does hereby waive, surrender, convey and relinquish to grantee any equity of redemption and statutory rights of redemption concerning the real property and the deed of trust described above.

The true and actual consideration for this deed is other value given, as expressed above.

Date: 31-AUG, 1998.

Eugene J. Kuo
EUGENE J. KUO

Ellen Kuo
ELLEN KUO

STATE OF MICHIGAN)
County of OAKLAND) ss.

SUBSCRIBED AND SWORN TO before me this 31st day of August, 1998 by Eugene J. Kuo.

Andrew S. Hack
NOTARY PUBLIC FOR MICHIGAN

STATE OF MICHIGAN)
County of OAKLAND) ss.

SUBSCRIBED AND SWORN TO before me this 31st day of August, 1998 by Ellen Kuo.

Andrew S. Hack
NOTARY PUBLIC FOR MICHIGAN

ANDREW S. HACK
Notary Public, Oakland County, MI
My Commission Expires Dec. 21, 2000

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 1st day
of October A.D., 19 98 at 3:32 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 36268

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross