

1999 NOV 17 AM 11:03

MTC 48611
DEED IN LIEU OF FORECLOSURE

STEPHEN G. DIBOS, Grantor, conveys to **SOUTH VALLEY BANK & TRUST, AN OREGON BANKING CORPORATION, SUCCESSOR TO WASHINGTON MUTUAL BANK, DBA WESTERN BANK FBO LEN R. MERRYMAN ROLLOVER IRA**, Grantee, the following described real property:

Lot 5 of TRACT NO. 1290 - SILVER RIDGE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Grantor covenants that:

This deed is absolute in effect and does not operate as a mortgage, trust conveyance, or security of any kind, and this deed is given as a Deed in Lieu of Foreclosure.

Grantor of this deed was the Grantor on that certain Trust Deed executed to Randy R. Scott and Susan J. Scott, or the survivor thereof, dated July 23, 1996 and recorded August 6, 1996 in Volume M96, at page 23972, Microfilm Records of Klamath County, Oregon, the beneficial interest under said Trust Deed was assigned by instrument dated January 20, 1997, and recorded January 31, 1997 in Volume M97, page 3074, the assignee of which was Washington Mutual Bank, dba Western Bank fbo Len R. Merryman Rollover IRA.

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

By accepting this deed, Grantee acknowledges that Grantor has obtained a discharge of the debt secured by the Trust Deed hereinabove referenced and that Grantee may not seek or obtain a deficiency judgment against Grantor or his heirs or assigns.

Grantor is not acting under any misapprehension as to the legal effect of this deed, nor under any duress, undue influence, or misrepresentation of Grantee, Grantee's agent or attorney, or any other person.

The true consideration for this conveyance is other value given.

Until a change is requested, all tax statements shall be sent to:

South Valley Bank & Trust, fbo
Len R. Merryman Rollover IRA
P. O. Box 1784
Medford, Oregon 97501.

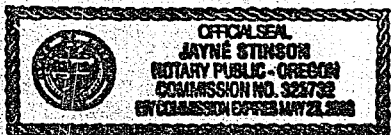
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS

ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN
ORS 30.930.Dated this 8 day of November, 1999.

Stephen G. Dibos
Stephen G. Dibos

STATE OF OREGON)
County of Lane)ss.

On this 8 day of November, 1999, before me personally
appeared the above named Stephen G. Dibos, who is personally known by me, and
acknowledged the foregoing instrument to be his free and voluntary act.



Jayne Stinson
Notary Public for Oregon
My Commission Expires: May 23, 2003

State of Oregon, County of Klamath
Recorded 11/17/99, at 11:03 a.m.
In Vol. M99 Page 45589
Linda Smith,
County Clerk Fees \$ 35.00