

2001 MAR 13 PM 2:30

Vol M01 Page 10072DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that AUBREY DALE HARRIS, GINGER LEE HARRIS, VERNON D. LOWTHER and PAMELA L. LOWTHER, hereinafter called "Grantor", for good and valuable consideration, the receipt of which is hereby acknowledged, given by RUTH E. WOOLHISER, Trustee of the WOOLHISER FAMILY TRUST, hereinafter called "Grantee", do hereby grant, bargain, sell and convey unto the said Grantee and Grantee's successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows:

(See Exhibit "A" attached hereto and by this reference incorporated herein.)

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

Grantor hereby covenants to and with said Grantee and Grantee's heirs, successors and assigns that Grantor is lawfully seized in fee simple of the above granted premises.

Grantor covenants that this Deed is absolute in effect and conveys fee simple title of the above described premises to the Grantee and does not operate as a mortgage, trust conveyance or security of any kind. Grantor is the owner of the premises free and clear of all liens and encumbrances except as noted on Exhibit "A" attached hereto.

AFTER RECORDING, RETURN TO:

JAMES L. GRANTLAND, JR.
204 WEST NINTH STREET
MEDFORD OR 97501

-1- DEED IN LIEU OF FORECLOSURE

Law Offices Of
GRANTLAND, GRENSKY & BLODGETT
204 West 9th St.
Medford, OR 97501
(541) 773-8712

This Deed does not effect the merger of the fee ownership and the lien of Grantee's Trust Deed described in Exhibit "A". The fee and lien shall hereafter remain separate and distinct.

By acceptance and recording of this Deed, Grantee covenants and agrees that she will forever forbear taking any action whatsoever to collect against Grantor on the Promissory Note and Trust Deed dated October 25, 1995, other than by foreclosure of that Trust Deed, and that in any proceeding to foreclose the Trust Deed, she will not seek, obtain or permit a deficiency judgment or attorney fees and costs to be awarded against Grantor, their heirs or assigns, such rights and remedies being hereby waived.

Grantor does hereby waive, surrender, convey and relinquish any redemption rights concerning the real property and Trust Deed described above.

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, her agent or attorney, or any other person.

Grantor, by their execution of this Deed and Grantee by her acceptance of this Deed hereby releases the other and their heirs, successors and assigns from all liability, obligations or expense, including attorney's fees relating to Grantor's purchase of the subject real property from Grantee and the Grantor's execution of the Promissory Note and Trust Deed described herein.

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.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 11th day of April, 1997.

Aubrey Dale Harris

Ginger Lee Harris

Vernon D. Lowther
Vernon D. Lowther

Pamela L. Lowther
Pamela L. Lowther

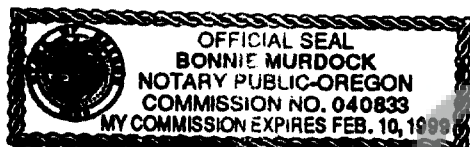
STATE OF OREGON)
) ss.
 County of Klamath)

Personally appeared before me this _____ day of April, 1997,
 the above named AUBREY DALE HARRIS and GINGER LEE HARRIS, and
 acknowledged the foregoing instrument to be their voluntary act and
 deed.

 Notary Public for Oregon
 My Commission Expires: _____

STATE OF OREGON)
) ss.
 County of Klamath)

Personally appeared before me this 11th day of April, 1997,
 the above named VERNON D. LOWTHER and PAMELA L. LOWTHER and
 acknowledged the foregoing instrument to be their voluntary act and
 deed.



Bonnie Murdock
 Notary Public for Oregon
 My Commission Expires: 2-10-99

EXHIBIT "A"

Lots 13 through 18, Block 22, SECOND ADDITION TO KLAMATH FALLS, in
the County of Klamath, State of Oregon.

State of Oregon, County of Klamath
Recorded 03/13/01, at 2:30p m.
In Vol. M01 Page 10072
Linda Smith,
County Clerk Fee\$ 41.00

Unofficial
Copy