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Vol M02 Page 21108

MTL 1396-3816

DEED IN LIEU OF FORECLOSURE

This deed is made between Karen M. Revis, Sole and Separate Property, as Grantor, AmeriTitle, as Trustee and RUNNING Y RESORT, INC. as Grantee.

WHEREAS, the title to the real property hereinafter described is vested in fee simple in the Grantor, subject only to the lien of trust deed recorded in the mortgage records of Klamath County, in Volume M00 Page 12187 thereof, and Grantor is the owner of certain personal property interests as a result of the purchase of the above-described real property, and the note and indebtedness secured by said trust deed is now owned by the Grantee, on which notes and indebtedness there is now owing and unpaid the principal sum of \$62,561.41 the same being now in foreclosure, and whereas the Grantor, being unable to pay the same, has requested the Grantee to accept an absolute deed of conveyance of said real and personal property in satisfaction of the indebtedness secured by said trust deed and the Grantee does now accede to said request.

NOW, THEREFORE, for the consideration hereinafter stated, which includes the cancellation of the note and indebtedness secured by said trust deed, the Grantor does hereby grant, bargain, sell and convey unto the Grantee, his heirs, successors and assigns, all of the following described real property situated in Klamath County, Oregon:

The property in Klamath County, Oregon described as: Lot 521 of Running Y Resort, Phase 5 Plat, Recorded February 18, 2000, Klamath County, Oregon, together with all and singular, the tenements, hereditaments and appurtenances and all other rights thereunto belonging or in anywise now or hereafter appertaining and the rents, issues and profits thereof and all fixtures now or hereafter attached to or used in connection with said real estate.

Grantor covenants that this deed is absolute in effect and conveys fee simple title to the premises and personal property above-described to the Grantee and does not operate as a mortgage, trust conveyance, or security of any kind.

The acceptance by Grantee of this deed effects a reconveyance of the trust deed to Grantee, and payment in full of the promissory note secured thereby, which note is this day surrendered to the Grantor. In consideration of Grantee's acceptance of this deed; Grantee's waiver of the right to claim reasonable attorney fees and costs in that action, Grantee may retain all payments previously made on the secured debt with no duty to account.

By acceptance of this deed, Grantee covenants and agrees that it shall forbear taking any action to collect against Grantor on the promissory note given to secure the trust deed, and that in any proceeding to foreclose the trust deed it shall not seek, obtain, or permit a deficiency judgement against Grantor, or the Grantor's heirs or assigns, such rights and remedies being hereby waived.

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

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 and actual consideration paid for this transfer, stated in terms of dollars, is \$ -0-

21109

Dated this 29th day of March, 2002.

Grantor:

Karen M. Revis
Karen M. Revis

STATE OF Florida, COUNTY OF Palm Beach ss.

On this 29th day of March, 2002, before me, the undersigned a Notary Public in and for said County and State, personally appeared KAREN REVIS personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is (are) subscribed to this instrument, and acknowledged that (he/she/they) executed it.

Subscribed and sworn to before me this
29 day of MARCH, 2002.

Notary



Timothy K. Harris
FL. DRIVERS License

Grantee:

RUNNING Y RESORT, INC.

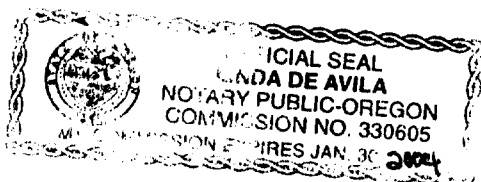
By:

Lauri Miller

STATE OF OREGON, COUNTY OF KLAMATH ss.

On this 8th day of April, 2002, before me, the undersigned a Notary Public in and for said County and State, personally appeared Lauri Miller personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as Assistant Secretary, on behalf of Running Y. Resort, Inc. and acknowledged that she/he executed the foregoing instrument to the voluntary act and deed of said limited partnership.

Subscribed and sworn to before me this 8th day of April, 2002



Linda de Avila

State of Oregon, County of Klamath
Recorded 04/10/2002 11:05a m.
Vol M02, Pg 21108-09
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2