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Vol M03 Page 07857

## NON-MERGER DEED IN LIEU OF FORECLOSURE

BARRON P. HALL, DVM, GRANTOR, conveys to ROBERT S. JOHNSON, GRANTEE, the following described real property:

**GOVERNMENT LOTS 1 AND 2 AND THE SE ¼ NE ¼ OF SECTION 2,  
TOWNSHIP 38 SOUTH, RANE 11 ½ EAST OF THE WILLAMETTE  
MERIDIAN, KLAMATH COUNTY, OREGON.**

Subject to:

1. All land development ordinances, zoning rules and regulations.
2. All liens, real property taxes, exceptions, encroachments, easements or encumbrances of record or visible on the ground or from an inspection of the property.

Barron P. Hall, D.V.M., as Grantor, executed a Note and Trust Deed wherein AmeriTitle, an Oregon corporation, is the Trustee, and Robert S. Johnson, is the Beneficiary, dated July 21, 1998, and recorded on July 27, 1998, in Volume M98 Page 27479 in the Mortgage Records of Klamath County, Oregon, given to secure payment of a Note in the amount of fifty-six thousand eight hundred dollars (\$56,800.00).

The true and actual consideration for this conveyance stated in terms of dollars is one thousand dollars (\$1,000.00).

**THIS DEED DOES NOT EFFECT A MERGER OF THE FEE OWNERSHIP AND THE LIEN OF THE TRUST DEED DESCRIBED HEREIN. THE FEE AND THE LIEN SHALL HEREAFTER REMAIN SEPARATE AND DISTINCT.**

By acceptance of this Deed, Grantee covenants and agrees to release and discharge Grantor and Barron P. Hall, D.V.M., his agents, representatives and assigns from any and all claims or liability on the Note or other evidence of indebtedness and that they shall forever forbear taking any action whatsoever to collect on the Promissory Note given to secure the Trust Deed described herein, other than foreclosure of the Trust Deed by judicial or nonjudicial proceedings, and that in any proceeding to foreclose the Trust Deed, they shall not seek, obtain or permit a deficiency judgment such rights and remedies being hereby waived.

1 - DEED IN LIEU OF FORECLOSURE

State of Oregon, County of Klamath  
Recorded 02/07/2003 2:55 p.m.  
Vol M03 Pg 07857-58  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

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

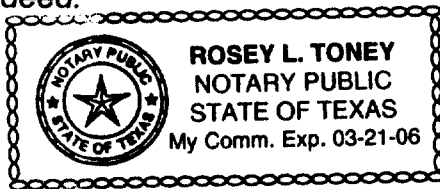
**THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT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


Dated this 25<sup>TH</sup> of JANUARY 2003

  
BARRON P. HALL, D.V.M.

TEXAS  
STATE OF OREGON )  
Dallas ) ss.  
County of ~~Jackson~~ )

On this 25<sup>TH</sup> day of JANUARY 2003 before me personally appeared BARRON P. HALL, D.V.M., and acknowledged the foregoing instrument to be his voluntary act and deed.



  
Notary Public for TEXAS  
Commission Expires: 3-21-06

**AFTER RECORDING RETURN TO**

MR. ROBERT S. JOHNSON  
C/O MR. JOHN R. HANSON  
ATTORNEY AT LAW  
800 WEST 8TH STREET  
MEDFORD, OR 97501

**SEND TAX STATEMENTS TO**

MR. ROBERT S. JOHNSON  
716 CARDLEY STREET  
MEDFORD, OR 97504