

04 MAY 19 AM 11:07

Vol M04 Page 31331

Recording Requested By:

State of Oregon, County of Klamath
Recorded 05/19/2004 11:07 a m
Vol M04 Pg 31331-34
Linda Smith, County Clerk
Fee \$ 36.00 # of Pgs 4

When Recorded Mail To:
Mail Tax Statements To:
Green Tree Financial Servicing
500 S. 336th Street, Ste 202
Federal Way, WA 98003

Loan No. 454101445
File No. 04-1969

Aspen 58639
GRANT DEED IN LIEU OF FORECLOSURE

The Grantee Herein Is The Beneficiary

The Documentary Transfer Tax is \$0.00

The Amount of Unpaid Debt, Together with Costs is \$ 87,184.71

The Consideration for the Transfer is \$

Declarant's Signature or Agent Determining Tax

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Joe Neler

HEREBY GRANTS TO: Green Tree Financial Servicing Corporation fka Conseco Finance Servicing Corp.
and to his/her successors and assigns the following described real property in the County of Klamath, State of OR,
described as:

Parcel 2 of Land Partition 24-99, being Parcel 3 of Land Partition 12-94, situated in the SE ¼ of the
SW ¼ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County,
Oregon.

Property is purported to be: 6531 Hillyard Ave., Klamath Falls, OR 97602

This deed is an absolute conveyance, the grantor having sold said land to the grantee for a fair and adequate
consideration, such consideration, in addition to that above recited, being full satisfaction of all obligations secured
by the deed of trust or mortgage executed by Joe Neler, as Trustor, Glenn H. Prohaska, Attorney at Law, as
Trustee, and Conseco Finance Servicing Corp., the Beneficiary; which was recorded on 07/25/2000, as Instrument
No. --, in Book M-00, Page 27238a, in the Official Records of Klamath County, OR.

Grantor declares that this conveyance is free and fairly made, and that there are no agreements, oral or written, other
than this deed between grantor and grantee with respect to said land.

See Estoppel Affidavit attached hereto as Exhibit "A"

Dated: 23 April 2004

By: *Joe Neler*
Joe Neler

36.00

31332

State of ARIZONA
County of Pima ss

On 23 April 2004, before me, the undersigned Notary Public for said State, personally appeared Joe Neier, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument, the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Connie L Gogle
Notary Public

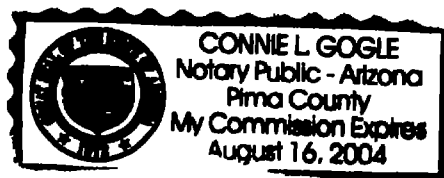


EXHIBIT "A"

ESTOPPEL AFFIDAVIT

STATE OF ARIZONA
COUNTY OF PIMA

Joe Neier, BEING FIRST DULY SWORN, FOR HIMSELF, DEPOSES AND SAYS:

Joe Neier is the identical party who made, executed and delivered that certain Grant Deed to Green Tree Financial Servicing Corporation fka Conseco Finance Servicing Corp., of even date herewith, conveying the real property described as follows:

Parcel 2 of Land Partition 24-99, being Parcel 3 of Land Partition 12-94, situated in the SE ¼ of the SW ¼ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

and commonly known as: 6531 Hillyard Ave., Klamath Falls, OR 97602

That the aforesaid Grant Deed is intended to be and is an absolute conveyance of the title to the real property to the grantee named therein, and was not and is not now intended as a mortgage, trust conveyance or security of any kind; that it was the intention of Affiant as grantor in said deed to convey, and by said deed, the affiant did convey to the grantee therein all their rights, title and interest absolutely in and to said premises, that possession of said premises has been surrendered to the grantee;

That in the execution and delivery of said Grant Deed affiant was not acting under any misapprehension as to the effect thereof, and acted freely and voluntarily, not under coercion or duress;

That the consideration for said Grant Deed was and is the release of grantor of said Grant Deed of all debts, obligations, costs and charges secured by that certain deed of trust existing on said property executed by Joe Neier, as Trustors, Glenn H. Prohaska, Attorney at Law, as Trustee, and Conseco Finance Servicing Corp., the Beneficiary, which was recorded on 07/25/2000, as Instrument No. - -, in Book M-00, Page 27238, in the Official Records of Klamath County, OR, and the release of the grantors of the indebtedness of the grantors secured by such deed of trust;

That at the time of making said grant deed, affiant believed and now believes that the consideration therefore represents an adequate consideration for the real property so deeded in that the fair market value of the property is not in excess of the indebtedness of grantor as of the date hereof.

This Affidavit is made for the protection and benefit of the Grantee in said Grant Deed, Green Tree Financial Servicing Corporation fka Conseco Finance Servicing Corp., its successor and assigns, and all other parties hereafter dealing with or who may acquire any interest in the property herein described and particularly for the benefit of the title insurer which insures the title to said property in reliance thereon;

That the undersigned will testify, declare, depose or certify before any competent tribunal, officer or person, in any case now pending or which may hereafter be instituted, to the truth of the particular facts set forth herein.

Dated: 23 April 2004

By: Joe Neier
Joe Neier

31334

State of ARIZONA
County of Pima ss

On 23 April 2004, before me, the undersigned Notary Public for said State, personally appeared Joe Neier, 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 the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by her signature on the instrument, the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Connie L. Gogle
Notary Public

