

MTL-71310

M05-64859

Klamath County, Oregon

09/22/2005 02:24:23 PM

Pages 3 Fee: \$31.00

AFTER RECORDING RETURN TO:

ANDERSON & MONSON, PC
10700 SW Beaverton-Hillsdale Hwy., # 460
Beaverton, Oregon 97005

**SEND ALL TAX STATEMENTS
TO:**

American General Financial Services, Inc.
Attn: Tamara Kraljev, Manager
1210 East Burnside
PO Box 485
Gresham, Oregon 97030

NON-MERGER DEED IN LIEU OF FORECLOSURE

John Pope and Ann A. Pope (collectively "Grantor") do hereby bargain, sell, and convey to American General Financial Services, Inc., dba American General Financial Services (DE), Inc., fka American General Finance, Inc. ("Grantee"), the real property in Klamath County, State of Oregon and which property is described as follows ("Property"):

Lots 26 and 27, Block 2 of BLEY-WAS HEIGHTS, in the County of Klamath, State of Oregon.

CODE 58 MAP 3714-3CD TL 2300
CODE 58 MAP 3714-3CD TL 2400

This deed is absolute in effect and conveys fee simple title to the Property to Grantee and does not operate as a mortgage, trust conveyance or security of any kind. Grantee shall not be deemed to have accepted this deed until and unless Grantee causes this deed to be recorded.

This deed does not constitute a merger of the fee ownership and the lien of that certain trust deed dated June 4, 1998 and recorded June 10, 1998 in Book M98, Page 19787, as file/reel number 59540, in the official records of Klamath County, Oregon. Grantee is the beneficiary on that trust deed. The fee and lien shall hereafter remain separate and distinct until Grantee merges those interests with a separate instrument. Grantee takes the property subject to all prior liens. Grantee does not assume any prior liens or the obligations secured by the Property, but takes the Property subject to any prior liens or obligations. To the extent Grantor is living in the Property, Grantor agrees to vacate the Property by the time this deed is recorded. If Grantor remains on the Property after this deed is recorded, Grantor acknowledges that they will be a tenant at sufferance if the Property is not vacant immediately upon the recording of this deed and Grantee may proceed to obtain possession of the Property by any lawful means, including any action pursuant to ORS 105.110.

3100

2 - NON-MERGER DEED IN LIEU OF FORECLOSURE

DATED: Sept. 16, 2005.

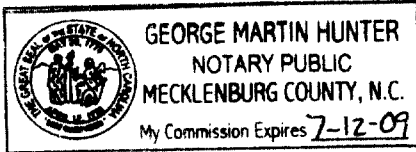
Ann A. Pope
Ann A. Pope

STATE OF NORTH CAROLINA)

County of Mecklenburg)

) ss.

Personally appeared before me this 16 day of September, 2005, Ann A. Pope and acknowledged the foregoing to be her voluntary act and deed.



George Martin Hunter
NOTARY PUBLIC FOR NORTH CAROLINA
My Commission Expires: 7-12-09

clients\106\122\pope.deed.in.lieu