

Returned to Counter

2008-002160

Klamath County, Oregon



02/20/2008 02:30:44 PM

Fee: \$31.00

AFTER RECORDING, RETURN TO:

COUNTRYWIDE HOME LOANS
PO BOX 10219
VAN Nuys, CA 91410-0219

SEND TAX STATEMENTS TO:

COUNTRYWIDE HOME LOANS
PO BOX 10219
VAN Nuys, CA 91410-0219

DEED IN LIEU OF FORECLOSURE

Randel C. Hadwick, Grantor, conveys to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Countrywide Home Loans, Inc. and Countrywide Bank, FSB, a Federal Savings Bank, Grantee, the real property located in the City of Klamath Falls, Klamath County, Oregon, more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

Grantor covenants that:

This Deed is absolute in effect and conveys fee simple title of the premises described above to Grantee and does not operate as a mortgage, trust conveyance, or security of any kind.

Grantor is the owner of the premises free of all encumbrances except the Trust Deeds executed to Grantee dated June 27, 2007 and recorded on June 29, 2007 in Volume M07 at Page 11804 and Volume M07 at Page 11805 of the records of Klamath County, Oregon.

This deed does not effect a merger of the fee ownership and the lien of the Trust Deeds described above. The fee and lien shall hereafter remain separate and distinct.

By acceptance of this deed, Grantee covenants and agrees that it shall forever forbear taking any action whatsoever to collect against Grantor on the promissory notes secured by the Trust Deeds described above, other than by foreclosure of the Trust Deeds, and that in any proceeding to foreclose the Trust Deeds it shall not seek, obtain, or permit a deficiency judgment against Grantor, or his heirs or assigns, such rights and remedies being waived.

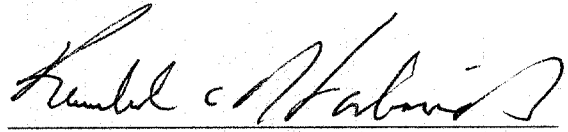
Grantor waives, surrenders, conveys, and relinquishes any equity of redemption and statutory rights of redemption concerning the real property and Trust Deeds described above.

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, Grantee's agent or attorney, or any other person.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF

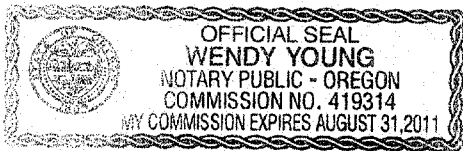
ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Dated this 20 day of February, 2008.


Randel C. Hadwick, Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on February 20, 2008 by Randel C. Hadwick.



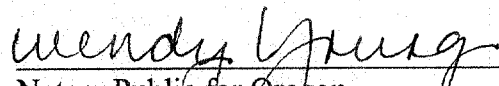

Notary Public for Oregon
My Commission Expires: 8.31.2011

EXHIBIT "A"

File No.: **7021-1060925**

Policy No.: **1060925**

Real property in the City of Klamath Falls, County of Klamath, State of Oregon, described as follows:

A tract of land situated in Sections 19 and 20, Township 39 South, Range 9 East of the Willamette Meridian, being more particularly described as follows:

Commencing at a 5/8 inch iron pin at the intersection of the Northerly right of way line of Joe Wright Road (County) with the Easterly right of way line of the Dalles-California Highway, U. S. 97 in the NE 1/4 NE 1/4 of Section 19, Township 39 South, Range 9 East of the Willamette Meridian, the true point of beginning; thence North 03°38'00" East 568.68 feet to a point being a 1/2 inch iron pin; thence East 679.56 feet to a point being a 1/2 inch iron pin; thence South 789.22 feet to a 1/2 inch iron pin on the Northerly right of way line of Joe Wright Road; thence South 89°28'26" West 272.50 feet along the Northerly right of way of Joe Wright Road to a 5/8 inch iron pin on the Northerly right of way line of Joe Wright Road; thence North 63°09'52" West 496.60 feet along the Northerly right of way line of Joe Wright Road to said 5/8 inch iron pin being the point of beginning.

APN: R580712