

AFTER RECORDING, RETURN TO AND
SEND TAX STATEMENTS TO:

WMGPS TRUST
514 Walnut Avenue
Klamath Falls OR 96701

2009-005334

Klamath County, Oregon



00064410200900053340020026

04/17/2009 08:36:09 AM

Fee: \$26.00

DEED IN LIEU OF FORECLOSURE

Jodie Moen, Grantor, conveys and warrants to BMRMG, LLC 401 K Plan and William M. Ganong and Marie I. Ganong, Trustees of the WMGPS Trust, Grantees, the real property located in Klamath County, Oregon described as follows:

Lot 20, Block 11, Klamath Falls Forest Estates Highway 66 Unit,
Plat No. 1, Klamath County, Oregon.

Klamath County Tax Assessor Map No. R-3711-021AO-00100-000
and Property ID No.: R388459

This deed is made in lieu of the foreclosure by Grantees of that certain Contract of Sale dated November 15, 2007, a Memorandum of which was recorded on November 16, 2007 in Book 2007 at Page 019559 of the Records of the Clerk of Klamath County, Oregon.

Grantor covenants that:

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

Grantor waives, surrenders, conveys, and relinquishes any equity of redemption and statutory rights of redemption concerning the real property and mortgage 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 Grantees, Grantees' agent or attorney, or any other person.

The consideration for this Deed is the agreement of Grantees to release Grantor from the payment of the Contract of Sale which is secured by said Contract and the release of the Grantor from the obligations of the Contract.

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

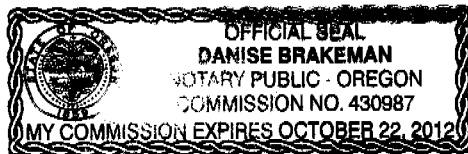
ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.


Dated this 7th day of April, 2009.


Jodi Moen

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on April 7, 2009 by Jodi Moen.




Notary Public for Oregon
My Commission Expires: 10-22-12