

RECORDING REQUESTED BY
FIRST AMERICAN TITLE COMPANY
AS AN ACCOMMODATION ONLY

2009-005395

Klamath County, Oregon

File No. DIL053086



00064477200900053950050057

04/17/2009 02:59:40 PM

Fee: \$41.00

RECORDING REQUESTED BY
TRUSTEE CORPS
2112 Business Center Dr., 2nd Flr
Irvine, CA 92612

AND WHEN RECORDED MAIL TO
COUNTRYWIDE HOME LOANS
ATTN: RECORDS PROCESSING
400 Countrywide Way
MS SV-35
Simi Valley, CA 93065

4022629

File No. DIL053086 Title Order No. Space above this line for recorder's use only
Loan No.: 182495653

Grantor: LANG NGUYEN
Grantee: FEDERAL NATIONAL MORTGAGE ASSOCIATION
Commonly Known As: 2355 HOPE ST KLAMATH FALLS, OR 97603
Tax Parcel No.: R5183336

1st 1360552

STATUTORY WARRANTY DEED

The Grantor, LANG NGUYEN, for and in consideration of a DEED IN LIEU OF FORECLOSURE, grants, bargains, sells, conveys, and conforms to FEDERAL NATIONAL MORTGAGE ASSOCIATION under Recorded on 01/09/2008 as Document No. 2008-000366, the following described real estate, situated in the County of Klamath, State of OREGON:


EXHIBIT "A"

THE NORTH 60 FEET OF THE SOUTH 295 FEET OF LOT 6, GIENGER HOME TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Commonly know as: 2355 HOPE ST KLAMATH FALLS, OR 97603

241-

DATED: 3-24-09


By: **LANG NGUYEN**

STATE OF Oregon
COUNTY OF Jackson

On 3/24/09 before me Kaydie Sleezer Notary Public, a
Notary Public in and for said county, personally
appeared, Lang Nguyen 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(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.


Notary Public in and for said County and State



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File No. DIL053086 Title Order No. Space above this line for recorder's use only
Loan No.: 182495653 402 2629

Grantor: LANG NGUYEN
Grantee: FEDERAL NATIONAL MORTGAGE ASSOCIATION
Commonly Known As: 2355 HOPE ST KLAMATH FALLS, OR 97603
Tax Parcel No.: R5183336

ESTOPPEL AND SOLVENCY AFFIDAVIT

State of

County of

LANG NGUYEN, ("Deponent") being first duly sworn, for themselves, deposes and says:

That "Deponent" is the identical party who made, executed and delivered that certain Deed in Lieu of Foreclosure to **FEDERAL NATIONAL MORTGAGE ASSOCIATION** ("Grantee") dated March 23, 2009, encompassing the following described property, to wit:

EXHIBIT "A"

THE NORTH 60 FEET OF THE SOUTH 295 FEET OF LOT 6, GIENGER HOME TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Commonly know as: **2355 HOPE ST KLAMATH FALLS, OR 97603**

That the aforesaid deed was an absolute conveyance of the title to said premises to the Grantee named therein, in effect as well as in form, and was and is not intended as a mortgage, trust conveyance, or security of any kind, and that possession of said premises has been surrendered to the proffered Deed in Lieu of Foreclosure by the Grantee named therein, together with full cancellation of all debts, obligations, costs and charges heretofore existing under and by virtue of the terms of that certain Deed of Trust heretofore existing on the property therein and hereinbefore, dated 01/04/2008 and recorded Recorded on 01/09/2008 as Document No. 2008-000366, of the records of Klamath, OREGON, executed by LANG NGUYEN, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., "MERS", SOLELY AS A NOMINEE FOR COUNTRYWIDE BANK, FSB, ITS SUCCESSORS AND ASSIGNS, and the cancellation of record of said Deed of Trust.

That the aforesaid deed and conveyance was by this Deponent as the result of their request that the Grantee accept such deed and was their free and voluntary act; that at the time of making said deed this Deponent considered and still consider that the indebtedness above-mentioned represented a fair value

of the property so deeded; that said deed was not given as a preference against any other creditors of the Deponent or either of them; that as of the time it was given there was no other person or persons, firms or corporations, other than the Grantee therein named interested, either directly or indirectly, in said premises, that this Deponent is not obligated upon any bond or other mortgage whereby any lien has been created or exists against the premises described in said deed; that Deponent in offering to execute the aforesaid deed to the Grantee therein, and in execution same, was not acting under any duress, undue influence, misapprehension or misrepresentation by the Grantee in said deed, or the agent or attorney or any other representative of the Grantee in said deed; that it was the intention of this Deponent as Grantor in said deed to convey and by said deed the Deponent did convey to the Grantee therein all their right, title, and interest absolutely in and to the premises described in said deed.

There are no unpaid bills or claims for labor or services performed or material furnished or delivered during the last twelve months nor any contract for the making of repairs or improvements on said premises.

There are no chattel mortgages, conditional sale contracts, security agreements, financing statements, retention of title agreements or personal property leases affecting any materials, fixtures, appliances, furnishings, or equipment placed upon or installed in or upon the premises and all plumbing, heating, lighting, refrigerating and other equipment is fully paid for including all bills for the repair thereof.

There are no outstanding bill for utilities, unused fuel, gas, electric or sewer.

This affidavit is made for the protection and the benefit of the aforesaid Grantee in said deed, its successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property described therein, and shall bind the respective heirs, executors, administrators and assigns of the undersigned.

DATED: 3-24-09

By: 
By: **LANG NGUYEN**

STATE OF Oregon

COUNTY OF Jackson

On 3/24/09 before me Kaydie Sleezer Notary Public, a
Notary Public in and for said county, personally
appeared, Lang Nguyen

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