

2009-005948

Klamath County, Oregon



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04/29/2009 03:20:45 PM

Fee: \$31.00

**AFTER RECORDING RETURN TO:**

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

ATE 66646

**SEND ALL TAX STATEMENTS  
TO:**

American General Financial Services, Inc.  
Attn: Jason Hemming, Manager  
235 E. Barnett Road, Suite 107  
Medford, Oregon 97501

**NON-MERGER DEED IN LIEU OF FORECLOSURE**

Allyne B. Tichenor and Lavonne Kay McDermott, with right of survivorship (collectively "Grantors") do hereby convey to American General Financial Services, Inc., dba American General Financial Services (DE), Inc. ("Grantee"), the following real property located in Klamath County, State of Oregon ("Property"):

Lot 19, Block 43, FIRST ADDITION TO KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

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 April 18, 2003 and recorded April 23, 2003 in Vol. M03, Page 26052-56 in the official records of Klamath County, Oregon. The fee and lien shall hereafter remain separate and distinct until Grantee causes the trust deed to be reconveyed. Grantee takes the property subject to all prior liens. Grantee does not assume any prior liens or the obligations secured by the Property. To the extent Grantors are in possession of the Property, Grantors agree to vacate the Property by the time this deed is recorded. If Grantors remain on the Property after this deed is recorded, Grantors acknowledge that they will be a tenant at sufferance and Grantee may proceed to obtain possession of the Property by any lawful means including any action pursuant to ORS 105.110.

Grantors hereby waive, surrender, convey and relinquish any equity of redemption and statutory right of redemption with respect to the Property.

The true consideration for this instrument is zero (\$0.00) dollars but includes other valuable consideration.

\$ 31 ATE

By recording this deed, Grantee agrees that it will forever forbear taking any action whatsoever to collect against the Grantors on the indebtedness secured by the Property, other than by foreclosure of any lien which Grantee may have and that in any proceeding, Grantee will not seek or obtain a deficiency judgment, costs or attorneys fees against Grantors. Other than as set forth in this paragraph, the debt secured by the Property is not satisfied or forgiven.

Grantee shall be entitled to possession of the Property immediately upon recordation of this deed and Grantors shall have no claim or right to possession of the Property after the date this deed is recorded.

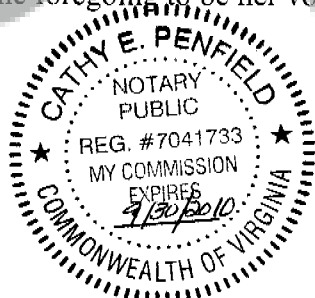
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 and 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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: April 21<sup>st</sup>, 2009.

Allyne B. Tichenor  
Allyne B. Tichenor

STATE OF Virginia )  
County of York ) ss.

Personally appeared before me this 21<sup>st</sup> day of April, 2009, Allyne B. Tichenor and acknowledged the foregoing to be her voluntary act and deed.



Cathy E. Penfield  
NOTARY PUBLIC FOR State of Virginia  
My Commission Expires: Sept. 30, 2010

SIGNATURES CONTINUE ON NEXT PAGE

DATED: April 21<sup>st</sup>, 2009.

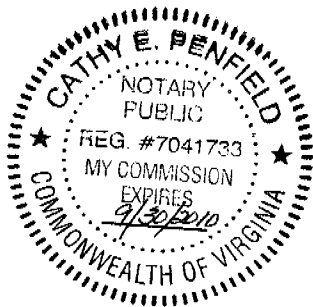
Lavonne Kay McDermott  
Lavonne Kay McDermott

STATE OF Virginia

County of York

)  
) ss.  
)

Personally appeared before me this 21<sup>st</sup> day of April, 2009, Lavonne Kay McDermott and acknowledged the foregoing to be her voluntary act and deed.



Cathy E. Penfield  
NOTARY PUBLIC FOR State of Virginia  
My Commission Expires: Sept. 30, 2010

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