

NTC 86159-LW

2009-013046

Klamath County, Oregon

RETURN TO: ROSALEE WALKER P.O. BOX 3376 BROOKINGS, OR 97415	TAX STATEMENT TO SAME
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10/05/2009 03:24:35 PM

Fee: \$42.00

DEED IN LIEU OF FORECLOSURE - NO MERGER

THIS INDENTURE between Deborah Masters, hereinafter called Grantor, and Clayton Webb and Rosalie Webb nka Rosalie Walker, hereinafter called Grantee:

The real property being conveyed is Lots 23, 24 and 25, Block 13, WEST CHILOQUIN, according to the official plat thereof on file in the office of the County 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 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.

This deed does not effect a merger of the fee ownership and the liens of the deeds of trust described above. The fee and liens shall hereafter remain separate and distinct.

The consideration of this transfer is the waiver of the grantee's right to collect costs, disbursements and attorney's fees, as well as any deficiency balance due from the grantor only and the release of grantor of personal obligations to pay the debts owed on the following loans owed to Clayton Webb and Rosalie Webb nka Rosalie Walker:

Loan No. 79735 Original Loan Amount: \$145,000.00
Recorded at 2007-012702 on July 17, 2007 in the Klamath
County Real Property Records

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 given to secure the trust deeds described above, other than by foreclosure of those 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 its 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 197.352. 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

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ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, 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 197.352

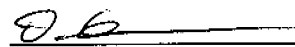
IN WITNESS WHEREOF the Grantor above-named has executed this instrument.

DATED this 11 day of September 2009.


Deborah Masters

STATE OF CALIFORNIA)
) ss.
County of Marin)

Personally appeared the above-named Deborah Masters and acknowledged the foregoing instrument to be her voluntary act. Before me this 11 day of Sept, 2009:


Notary Public for California
My Commission expires: 12-9-11

