



Grantor: Nick Haza

Grantee: Anthony Edwards and Charmaine Edwards,
as tenants by the entirety,

03/12/2010 09:29:21 AM

Fee: \$47.00

After recording return to:
Scott Howard
Kivel & Howard LLP
PO Box 40044
Portland, OR 97240

Sent Tax Statements To:

Charmaine L. Edwards
P.O. Box 452
Bly, Oregon 97622-0452

DEED IN LIEU OF FORECLOSURE

This Deed in Lieu of Foreclosure (the "Deed") is made this 07th day of March 2010, ~~November, 2009~~ by Nick Haza ("Grantor").

KNOW ALL MEN BY THESE PRESENTS, that Grantor is the fee owner of the real property hereinafter described, subject to the Trust Deed of Anthony Edwards and Charmaine Edwards, as tenants by the entirety, ("Grantee"), recorded on May 15, 2009 and document number 2009-006837 in the records of Klamath County, Oregon.

NOW, THEREFORE, for valuable consideration, receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, convey and warrant unto Grantee, Grantee's heirs, successors and assigns, all the real property located in the State of Oregon, County of Klamath and more fully described in Exhibit A attached hereto (the "Property") and any improvements located thereon.

This deed is intended as a conveyance, absolute in legal effect as well as in form, of the title to the Property and any improvements thereon to the Grantee and release of all redemption rights which the Grantor may have therein, and not as mortgage, deed of trust or any other type of security. The possession of the Property is surrendered and delivered from Grantor to Grantee. In the executing of this deed, Grantor is not acting under any misapprehension as to the effect thereof or under any duress, undue influence, or misrepresentation by the Grantee, or Grantee's representatives, agents or attorneys.

The true and actual consideration for this conveyance is \$0 but includes other good and valuable consideration.

This deed does not effect a merger of the fee interest in the Property with the interest created by the Trust Deed, whether Grantee or Grantor are now or may hereafter be the owner or holder of such interest. The Grantee's interest under the Trust Deed together with any other interests now or hereafter owned or held by Grantee shall hereafter remain separate and distinct. This Deed does not preclude Grantee from instituting any action, suit or proceeding to foreclose the Trust Deed, should Grantee deem it appropriate. Nothing in this Deed shall be, or shall be deemed to be, a release of Grantee's rights, claims, or interest under the Trust Deed. This Deed shall not and does not impair the priority of the Grantee's interest created by the Trust Deed with respect to other liens, charges or encumbrances against

the Property. Except as expressly set forth herein, nothing in this Deed shall be, or shall be deemed to be, a release of any claims or defenses Grantee may have against Grantor, and all such claims or defenses are expressly preserved.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

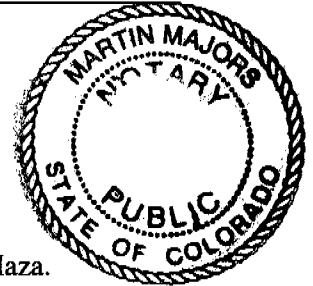
IN WITNESS WHEREOF, the Grantor has executed this instrument.

DATED this 6th MARCH 2010 day of ~~November, 2009.~~

Grantor:

Nick Haza
Nick Haza

State of Colorado)
County of Jefferson) ss.



This instrument was acknowledged before me on MARCH 6, 2010 ~~November 6, 2009~~ by Nick Haza.

Martin Majors
Notary Public for NICK HAZA
My Commission expires: MARCH 17, 2012

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Lot 9 in Block 11, KLAMATH FALLS FOREST ESTATES, SYCAN UNIT, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

All that portion of said Lot 9 lying Southeasterly of the following described line:

Beginning at a point on the Southwesterly line of said Lot 9 which bears South 54°02'28" East a distance of 1200 feet from the most Westerly corner thereof; thence North 35°57'32" East to a point on the Northeasterly line of said lot, being the same property as described in that deed to Maarten DeJongh, recorded September 20, 1971 in Book M71, page 9973, Microfilm Records of Klamath County, Oregon.

Excepting therefrom any portion lying within the limits of the County Road described in Book 350, page 251, Deed Records of Klamath County, Oregon.