

NTC 86627

2010-003304

Klamath County, Oregon



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03/15/2010 03:28:15 PM

Fee: \$47.00

**AFTER RECORDING RETURN TO:**

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

**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**

Alfred Green and Carolyn Green, as tenants by the entirety (collectively "Grantor") does 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 9, in Block 3 of CHILOQUIN DRIVE ADDITION to the City of Chiloquin according to the official plat thereof on file in the office of the County 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.

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

This deed does not constitute a merger of the fee ownership and the lien of that certain trust deed dated May 23, 2002 and recorded May 24, 2002 in Vol M02, Page 30878 in the official records of Klamath County, Oregon. American General Finance, Inc., is now known as American General Financial Services, Inc., d.b.a. American General Financial Services (DE), Inc. 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 Grantor is occupying the Property, Grantor agrees to vacate the Property by the time this deed is recorded. If Grantor remains on the Property after this deed is recorded, Grantor acknowledges 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.

47amt


By recording this deed, Grantee agrees that it will forever forbear taking any action whatsoever to collect against the Grantor 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 Grantor. Other than as set forth in this paragraph, the debt secured by the Property is not satisfied or forgiven.

Grantor hereby waives, surrenders, conveys and relinquishes any equity of redemption and statutory right of redemption with respect to the Property.

Grantee shall be entitled to possession of the Property immediately upon recordation of this deed and Grantor 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.

DATE: 3/4/10

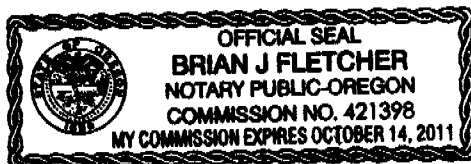
  
Alfred Green


STATE OF OREGON

County of Coos

)  
) ss.  
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Personally appeared before me this 4th day of March, 2010, Alfred Green and acknowledged the foregoing to be his voluntary act and deed.



  
NOTARY PUBLIC FOR  
My Commission Expires: 10/14/11

SIGNATURES CONTINUE ON NEXT PAGE

DATED: March 4th, 2010.

Carolyn H Green  
Carolyn Green

STATE OF Oregon

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) ss.

County of Coos

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Personally appeared before me this 4th day of March, 2010, Carolyn Green and acknowledged the foregoing to be her voluntary act and deed.



Brian J Fletcher  
NOTARY PUBLIC FOR \_\_\_\_\_  
My Commission Expires: 10/14/11

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