

WTC 870912

2010-004243
Klamath County, Oregon

RETURN TO: Andrew C. Brandness 411 Pine Street Klamath Falls, OR 97601	TAX STATEMENT TO Brent Thomas P. O. Box 7632 Klamath Falls, OR 97601
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04/07/2010 03:14:35 PM

Fee: \$47.00

DEED IN LIEU OF FORECLOSURE - NO MERGER

THIS INDENTURE between June Hummel and Laurie M. Larson, hereinafter called Grantors, and Brent Thomas hereinafter called Grantee:

The real property being conveyed is described in the attached Exhibit "A" situated in 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 except the trust deed executed to Grantee, dated January 16, 2008, and recorded on January 22, 2008 at 2008-000892 of the official records of Klamath County, Oregon, and those encumbrances suffered by Grantee. The trust deed is in default.

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

The consideration of this transfer is the forbearance of foreclosure against Grantor and forbearance of an action on the debt against Grantor or a deficiency judgment against Grantor and 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.

By acceptance of this deed, Grantee covenants and agrees that he shall forever forbear taking any action whatsoever to collect against Grantor on the promissory note given to secure the trust deed described above, other than by foreclosure of that trust deed, and that in any proceeding to foreclose the trust deed he shall not seek, obtain, or permit a deficiency judgment against Grantor, or her 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 deed described above. Grantor surrenders possession of the real property to Grantee.

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 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 31 day of MARCH, 2010.

* June Hummel
June Hummel

* Laurie M. Larson
Laurie M. Larson

STATE OF CALIFORNIA, County of Calaveras) ss.

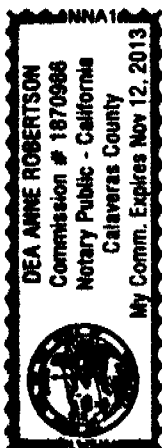
Personally appeared before me this 31 day of MARCH, 2010, the above named June Hummel and acknowledged the foregoing instrument to be her voluntary act and deed.

Dea Anne Robertso
Notary Public for California
My Commission expires: Nov 12, 2013

STATE OF CALIFORNIA, County of Calaveras) ss.

Personally appeared before me this 31 day of MARCH, 2010, the above named Laurie M. Larson and acknowledged the foregoing instrument to be her voluntary act and deed.

Dea Anne Robertso



470mt

Notary Public for California

My Commission expires: Nov 12 2013

Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

All in Township 41 South, Range 12 East of the Willamette Meridian:

Section 15: SE $\frac{1}{4}$ NE $\frac{1}{4}$ and

That part of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ lying North of the "D" Canal, as follows:

A tract of land comprising 10 acres, more or less, located in the NE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 15, Township 41 South, Range 12 East of the Willamette Meridian and more particularly described as follows:

Beginning at the Northwest corner of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 15, Township 41 South, Range 12, East of the Willamette Meridian; thence South on the 40 line of the North right of way line of the "D" Canal of U.S. Reclamation Service as now located and constructed; thence following said North right of way line of said "D" Canal in a Southeasterly direction to its intersection with the East line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 15; thence North on the Section line to the Northeast corner of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 15; thence West on the East and West $\frac{1}{2}$ Section line to the point of beginning

Tax parcel Number: R891305 and R110034