

2010-011241

Klamath County, Oregon

18 1583536



00090614201000112410050051

09/22/2010 11:24:23 AM

Fee: \$57.00

RECORDING REQUESTED BY

First American Title Insurance Company

AND WHEN RECORDED MAIL

DEED AND TAX STATEMENT TO:

Federal National Mortgage Association

c/o Bank of America

Mail Code: CA6-919-01-09

400 NATIONAL WAY

SIMI VALLEY CA 93065

File No. DIL055584 Title Order No. 4465645

Space above this line for recorder's use only

Loan No.: 212794428

Grantor:

Gary L Carlson, and Susan C Carlson, as tenants by the entirety

Grantee:

Federal National Mortgage Association

Commonly Known As:

5044 CORMORANT LOOP, KLAMATH FALLS, OR 97601

Tax Parcel No.:

R884726

STATUTORY WARRANTY DEED

The Grantor, Gary L Carlson, and Susan C Carlson, as tenants by the entirety, for and in consideration of a DEED IN LIEU OF FORECLOSURE, grants, bargains, sells, conveys, and conforms to Federal National Mortgage Association under the first Deed of Trust Recorded: October 19, 2009 Recording Information: Volume 2009 Page 013555, the following described real estate, situated in the County of Klamath, State of Oregon:

LOT 338, RUNNING Y RESORT, PHASE 4, SECOND ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Commonly know as: 5044 CORMORANT LOOP, KLAMATH FALLS, OR 97601

True consideration \$ 0.00

F

Dated: 7-28-10

Gary L Carlson
By: Gary L Carlson

Susan Carlson
By: Susan C Carlson

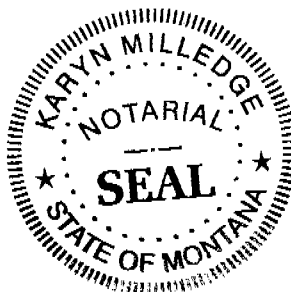
STATE OF Montana

COUNTY OF Gallatin

On 7-28-2010 before me Karyn Milledge, a
Notary Public in and for said county, personally
appeared, Gary L. Carlson personally known to me (or
proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument
and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

K Milledge
Notary Public in and for said County and State



STATE OF Montana

COUNTY OF Gallatin

On 7-28-2010 before me Karyn Milledge, a
Notary Public in and for said county, personally
appeared, Susan C Carlson personally known to me (or
proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument
and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

K Milledge
Notary Public in and for said County and State



RECORDING REQUESTED BY

First American Title Insurance Company

AND WHEN RECORDED MAIL
DEED AND TAX STATEMENT TO:

Federal National Mortgage Association

* c/o Bank of America
Mail Code: CA6-919-01-09
400 NATIONAL WAY
SIMI VALLEY CA 93065

File No. DIL055584 Title Order No. 4465645
Loan No.: 212794428

Space above this line for recorder's use only

Grantor: Gary L Carlson, and Susan C Carlson, as tenants by the entirety
Grantee: Federal National Mortgage Association
Commonly Known As: 5044 CORMORANT LOOP, KLAMATH FALLS, OR 97601
Tax Parcel No.: R884726

ESTOPPEL AND SOLVENCY AFFIDAVIT

State of OREGON

County of KLAMATH

Gary L Carlson, and Susan C Carlson, as tenants by the entirety, ("Deponent") being first duly sworn, for themselves, deposes and says:

That "Deponent" is the identical party who made, executed and delivered that certain Deed in Lieu of Foreclosure to Federal National Mortgage Association, ("Grantee") dated 7/28/2010, encompassing the following described property, to wit:

LOT 338, RUNNING Y RESORT, PHASE 4, SECOND ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Commonly know as: **5044 CORMORANT LOOP, KLAMATH FALLS, OR 97601**

That the aforesaid deed was an absolute conveyance of the title to said premises to the Grantee named therein, in effect as well as in form, and was and is not intended as a mortgage, trust conveyance, or security of any kind, and that possession of said premises has been surrendered to the proffered Deed in Lieu of Foreclosure by the Grantee named therein, together with full cancellation of all debts, obligations, costs and charges heretofore existing under and by virtue of the terms of that certain Deed of Trust heretofore existing on the property therein and hereinbefore, dated 09/25/2009 and **Recorded: October 19, 2009 Recording Information: Volume 2009 Page 013555**, of the records of Klamath, Oregon, executed by Gary L Carlson, and Susan C Carlson, as Trustor, as tenants by the entirety, to BANK OF AMERICA, N.A., as Beneficiary, and the cancellation of record of said Deed of Trust.

That the aforesaid deed and conveyance was by this Deponent as the result of their request that the Grantee accept such deed and was their free and voluntary act; that at the time of making said deed this Deponent considered and still consider that the indebtedness above-mentioned represented a fair value of the property so deeded; that said deed was not given as a preference against any other creditors of the Deponent or either of them; that as of the time it was given there was no other person or persons, firms or

of the property so deeded; that said deed was not given as a preference against any other creditors of the Deponent or either of them; that as of the time it was given there was no other person or persons, firms or corporations, other than the Grantee therein named interested, either directly or indirectly, in said premises, that this Deponent is not obligated upon any bond or other mortgage whereby any lien has been created or exists against the premises described in said deed; that Deponent in offering to execute the aforesaid deed to the Grantee therein, and in execution same, was not acting under any duress, undue influence, misapprehension or misrepresentation by the Grantee in said deed, or the agent or attorney or any other representative of the Grantee in said deed; that it was the intention of this Deponent as Grantor in said deed to convey and by said deed the Deponent did convey to the Grantee therein all their right, title, and interest absolutely in and to the premises described in said deed.

There are no unpaid bills or claims for labor or services performed or material furnished or delivered during the last twelve months nor any contract for the making of repairs or improvements on said premises.

There are no chattel mortgages, conditional sale contracts, security agreements, financing statements, retention of title agreements or personal property leases affecting any materials, fixtures, appliances, furnishings, or equipment placed upon or installed in or upon the premises and all plumbing, heating, lighting, refrigerating and other equipment is fully paid for including all bills for the repair thereof.

There are no outstanding bill for utilities, unused fuel, gas, electric or sewer.

This affidavit is made for the protection and the benefit of the aforesaid Grantee in said deed, its successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property described therein, and shall bind the respective heirs, executors, administrators and assigns of the undersigned.

Dated: 7-28-10

Gary L. Carlson
By: Gary L. Carlson

Susan C. Carlson
By: Susan C. Carlson

STATE OF Montana
COUNTY OF Gallatin

On 07-28-2010 before me Gary L. Carlson Karyn Milledge, a
Notary Public in and for said county, personally
appeared, Gary L. Carlson personally known to me (or
proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument
and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

K Milledge
Notary Public in and for said County and State



STATE OF Montana
COUNTY OF Gallatin

On 07-28-2010 before me Karyn Milledge, a
Notary Public in and for said county, personally
appeared, Susan C. Carlson personally known to me (or
proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument
and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

K Milledge
Notary Public in and for said County and State

