

2011-004221

Klamath County, Oregon



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03/31/2011 09:55:55 AM

Fee: \$47.00

RECORDING COVER SHEET (Please Print or Type)

The information on this sheet is a reflection of the attached instrument for the purpose of meeting first page recording requirements, ORS 205.234.

If this cover page is included with your document, please add \$5.00 to the total recording fees.

AFTER RECORDING RETURN TO:

Katrina E. Glogowski

2505 Third Ave Ste 100

Seattle, WA 98121

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

Grant Deed in Lieu of Foreclosure

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

Jose Soto and Maria Soto

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

Green Tree Servicing LLC

4) TRUE AND ACTUAL CONSIDERATION

ORS 93.030(5) - Amount in dollars or other

\$ 82,660.90

☐ Other

5) SEND TAX STATEMENTS TO:

Green Tree Servicing LLC

33600 6th Ave S Ste 220

Federal Way, WA 98003

6) SATISFACTION of ORDER or WARRANT

ORS 205.125(1)(e) |

CHECK ONE:

(If applicable)

☐

FULL

☐

PARTIAL

7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)

\$ 0.00

8) If this instrument is being re-recorded, complete the following statement, in accordance with ORS 205.244:

"Re-recorded at the request of _____ to correct

previously recorded in Book _____ and page _____, or as Fee Number _____."

After Recording Return to:
Katrina E. Glogowski
Glogowski Law Firm, PLLC
2505 Third Ave Ste 100
Seattle, WA 98121

GRANT DEED IN LIEU OF FORECLOSURE

Loan #43504193

The undersigned Grantor(s) hereby declare:

The Grantee herein was the Beneficiary

The amount of the unpaid debt, together with costs, was \$82,660.90

The consideration for the transfer was \$0.00

The documentary transfer tax is \$0.00

Tax Parcel Number: #R885273

For valuable consideration, receipt of which is hereby acknowledge, Jose Soto and Maria Soto ("Grantor") hereby grants to Green Tree Servicing, LLC ("Grantee") the following described real property in the city of Klamath Falls, County of Klamath, State of Oregon: Lot 43 of CASITAS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; Commonly known as 4255 Arthur Street, Klamath Falls, OR 97603.

This Deed is an absolute conveyance of the title to the above described premises to Grantee in effect as well as in form, and is not intended as a mortgage, trust deed or security of any kind, and possession of the premises has been or will be surrendered to the Grantee. The receipt of good and valuable consideration for this Deed is hereby acknowledged, together with the full cancellation of all debts, obligation, considerations and charges heretofore existing under and by virtue of the terms of a certain Deed of Trust heretofore existing by the undersigned as Grantors, Katrina E. Glogowski, Trustee, to Greenpoint Credit Corp as Beneficiary, recorded 02/01/1999 as Instrument No. Volume M99 Page 3630, records of Klamath County, Oregon.

This Deed is made as a result of Grantor's request that Grantee accept such deed and is Grantor's free and voluntary act. At the time of making this Deed, Grantor feels that the indebtedness evidenced by the Deed of Trust is at least equal to the fair value of the property so deeded. This Deed is not given as preference against any other creditors. This statement is included in this Deed of Reconveyance for the protection of the Grantee and all other parties hereafter dealing with or who acquire an interest in the land herein described, and shall bind Grantor's heirs, executors and assigns.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, Grantee's heirs and assigns forever. And the said Grantor hereby covenant to and with said Grantee, that Grantor is owner in fee simple of said premises; that said premises are free from all encumbrances except for that above mentioned Deed of Trust. The interest of the Grantor in the real property being acquired by the Grantee hereunder,

and the lien or security interest of the deed of trust, and of any other security instrument, shall not merge.

Dated: this 25 day of March, 2011.

Jose Soto
Jose Soto

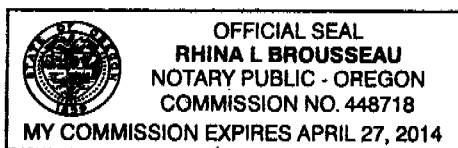
Maria Soto
Maria Soto

STATE OF OREGON
COUNTY OF ~~Klamath~~ Jackson

On this 25 day of March, 2011, before me, a Notary Public in and for said State, personally appeared Jose Soto and Maria Soto, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that s/he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

SUBSCRIBED AND SWORN TO before me on March 25, 2011



Rhina L. Brousseau

Notary Public for Oregon

Residing at Oregon

My appointment expires April 27, 2014