

1st 1703797

2011-007165

Klamath County, Oregon



00103256201100071650050051

06/13/2011 02:22:58 PM

Fee: \$57.00

After recording return to:  
Routh Crabtree Olsen, PS  
Martina Georgieva  
13555 SE 36<sup>th</sup> Street, Suite 300  
Bellevue, WA 98006

7023.85375 Levizon-Hughes, Juanita M.

**WARRANTY DEED  
(Deed in Lieu)**

Grantor, Juanita Marie Levizon-Hughes, Trustee of the Juanita Marie Levizon-Hughes Revocable Living Trust, conveys and specially warrants to Deutsche Bank National Trust Company, as Trustee for RBSGC 2007-A., Grantee, who's address is 3476 Stateview Blvd., Fort Mill, SC 29715, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

LOT 639, BLOCK 128, MILLS ADDITION TO THE CITY OF  
KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT  
THEREOF ON FILE IN THE OFFICE OF THE CLERK OF  
KLAMATH COUNTY, OREGON.

APN: R-3809-033DA-02900-000

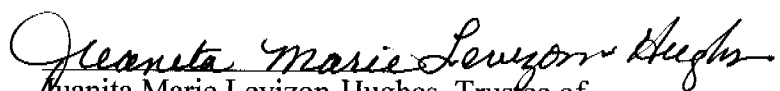
This property is free of liens and encumbrances, EXCEPT: subject to easements, conditions, reservations, covenants, agreements, restrictions, rights of way and declarations of record, if any.

The Grantee by accepting and recording this Deed does not intend a merger of its interest under that certain deed of trust dated August 9, 2006 recorded on August 14, 2006, under File No. 2006-016342, records of Klamath County with the fee title herein conveyed to take place, and it is the intention of the parties that the property above-described shall remain subject to the lien of said deed of trust, which lien shall remain a first lien upon the property.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

The true consideration for this conveyance is \$117,411.01 and other property or value was either part or the whole consideration.

Dated: 5-13-11

  
Juanita Marie Levizon-Hughes, Trustee of  
the Juanita Marie Levizon-Hughes  
Revocable Living Trust

STATE OF Oregon )  
 ) ss.:  
COUNTY OF Klamath )

I certify that I know or have satisfactory evidence that Juanita Marie Levizon-Hughes, Trustee of the Juanita Marie Levizon-Hughes Revocable Living Trust is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: 5/13/11

Angela J. Fuller  
NOTARY PUBLIC in and for the  
State of Oregon  
Residing at Klamath Falls  
My commission expires: 4/3/14

**WARRANTY DEED**

Juanita Marie Levizon-Hughes, Trustee of the Juanita Marie  
Levizon-Hughes Revocable Living Trust, Grantor  
to  
Deutsche Bank National Trust Company, as Trustee for RBSGC  
2007-A, Grantee



After recording return to:  
Martina Georgieva  
Routh Crabtree Olsen, PS  
13555 SE 36<sup>th</sup> St., Suite 300  
Bellevue, WA 98006

Tax Parcel No.: R-3809-033DA-02900-000  
7023.85375 Levizon-Hughes, Juanita M.

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**ESTOPPEL AFFIDAVIT**

STATE OF Oregon )  
 ) ss.  
COUNTY OF Klamath )

I, Juanita Marie Levizon-Hughes, Trustee of the Juanita Marie Levizon-Hughes Revocable Living Trust, being first duly sworn, depose and state:

That I (the "Affiant") am the party who made, executed, and delivered that certain Warranty Deed (Deed in Lieu) to Deutsche Bank National Trust Company, as Trustee for RBSGC 2007-A, conveying the following described property ("Property") in Klamath County, Oregon.

LOT 639, BLOCK 128, MILLS ADDITION TO THE CITY OF  
KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT  
THEREOF ON FILE IN THE OFFICE OF THE CLERK OF  
KLAMATH COUNTY, OREGON.

Commonly known as 925 & 931 Mitchell St., Klamath Falls, Oregon  
97601,

That the aforesaid Warranty Deed is intended to be and is an absolute conveyance of the title to the Property to the grantee named therein, and was not and is now not intended as a mortgage, trust conveyance, or security of any kind; that it was the intention of Affiant as grantor of the Warranty Deed to convey, and by the Warranty Deed the Affiant did convey, to the grantee therein all right, title, and interest absolutely in and to the Property; and that possession of the Property has been surrendered to the grantee;

That in the execution and delivery of the Warranty Deed, Affiant as grantor was not acting under any misapprehension as to the effect thereof, and acted freely and voluntarily and was not acting under coercion or duress;

That the Warranty Deed shall not cause a merger of the Affiant's interest under the Warranty Deed with the beneficiary's interest under the deed of trust encumbering the Property

and granted by Affiant herein, to Aspen Title & Escrow, Inc. as trustee, and to Mortgage Electronic Registration Systems, Inc. as beneficiary, dated August 9, 2006 and recorded on August 14, 2006 under File No. 2006-016342, in the Official Records of Klamath County, State of Oregon (the "Deed of Trust") described herein, or the related documents. The interest transferred by the Warranty Deed is intended to be a separate interest from the beneficial interest or lender's interest under the Deed of Trust.

The Warranty Deed was not, and is not given as a preference against any other creditors of the Affiant herein; there is no other person or persons, firms or corporations, other than the Affiants therein named interested, either directly or indirectly in said Property; that Grantor is solvent and has no other creditors whose rights would be prejudiced by such conveyance and that Grantor is not obligated upon any bond or other deed of trust whereby any lien has been created or exists against the Property described in said Warranty Deed.

Consideration for the Warranty Deed is payment to Affiant of the sum of \$117,411.01 by grantee, and a covenant not to sue to enforce the promissory note dated August 9, 2006, in the amount of \$122,000.00, or to foreclose the Deed of Trust encumbering the Property; that at the time of making the Warranty Deed, Affiant believed and now believes that this consideration represents the fair value of the Property so deeded.

This affidavit is made for the protection and benefit of the Grantee of said Warranty Deed and First American Title Insurance Company, which is about to insure the title to the Property in reliance thereon, and any other title company that may hereafter insure the title to the Property; That Affiant will testify, declare, depose, or certify before any competent tribunal, officer, or person, in any case now pending or that may hereafter be instituted, to the truth of the particular facts hereinabove set forth.

5-13-11  
Dated

Juanita Marie Levizon-Hughes  
Juanita Marie Levizon-Hughes, Trustee of  
the Juanita Marie Levizon-Hughes  
Revocable Living Trust

STATE OF Oregon )  
 ) ss.  
COUNTY OF Klamath )

I certify that I know or have satisfactory evidence that Juanita Marie Levizon-Hughes, Trustee of the Juanita Marie Levizon-Hughes Revocable Living Trust, is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 13 day of May, 2011.

Angela J. Fuller  
[Printed Name of Notary] Angela J. Fuller  
NOTARY PUBLIC in and for the State of Oregon  
My appointment expires: 4/3/14



THIS INSTRUMENT WILL 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.

**ESTOPPEL AFFIDAVIT**

Juanita Marie Levizon-Hughes, Trustee of the Juanita Marie  
Levizon-Hughes Revocable Living Trust, Grantor  
to  
Deutsche Bank National Trust Company, as Trustee for  
RBSGC 2007-A., Grantee