

NOTE 891654

2011-008182

Klamath County, Oregon



00104546201100081820040047

Recording requested by:

07/12/2011 11:18:12 AM

Fee: \$52.00

When recorded mail to & Tax Statement to send to:

Select Portfolio Servicing

3815 SW Temple

Salt Lake City, Utah, 84115

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## GRANT DEED IN LIEU OF FORECLOSURE

The Grantee Herein Is The Beneficiary

The Documentary Transfer Tax is \$0.00

The amount of the unpaid debt, together with cost, was \$670,377.12

The amount paid by the Grantee over and above the unpaid debt was \$0.00

Said property is in the city of **KLAMATH FALLS, OR**

Declarant's Signature or Agent Determining Tax

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **PAUL B. BIGBY AND AMI L. BIGBY AS TENANTS BY THE ENTIRETY**

HEREBY GRANTS TO: **Deutsche Bank National Trust Company, as Indenture Trustee, on behalf of the holders of the Accredited Mortgage Loan Trust 2006-1 Asset Backed Notes** and to his/her successors and assigns the following described real property in the County of **KLAMATH** State of **OR**, described as:

**PARCEL 1 OF LAND PARTITION 52-96 BEING PARCEL 1 OF MAJOR LAND PARTITION 78-83 SITUATED IN THE SW1/4SW1/4 OF SECTION 28, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.**

Property is purported to be: **9211 TINGLEY LANE, KLAMATH FALLS, OR 97603**

This deed is an absolute conveyance, the grantor having sold said land to the grantee for a fair and adequate consideration; said consideration being that Lender agrees not to bring a personal action on the debt against the grantors as related to the obligations of the deed of trust existing on said property executed by **PAUL B. BIGBY AND AMI L. BIGBY AS TENANTS BY THE ENTIRETY**, as Trustor(s), **FIRST AMERICAN TITLE**, as Trustee, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., (MERS) AS NOMINEE FOR ACCREDITED HOME LENDERS, INC.**, the Beneficiary; which was recorded on **11/28/2005**, as Instrument No. \*\*, in Book **M05**, Page **69938**, in the Official Records of **KLAMATH** County, **OR**, and thereafter assigned to **Deutsche Bank National Trust Company, as Indenture Trustee, on behalf of the holders of the Accredited Mortgage Loan Trust 2006-1 Asset Backed Notes** by the assignment recorded on **3/01/2011**, as Instrument No. **2011-002840**, in the Official Records of **KLAMATH** County, **OR**.

5219m

Grantor declares that this conveyance is free and fairly made pursuant to conditions set forth in the Estoppel Affidavit recorded concurrently with this conveyance.

Dated:

By:

Paul B. Bigby  
PAUL B. BIGBY

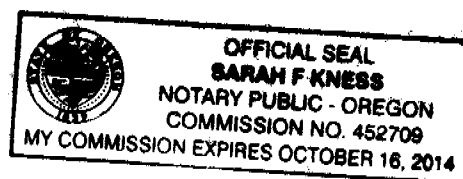
Ami L. Bigby  
AMI L. BIGBY

State of Oregon  
County of Klamath

On May 24, 2011, before me, Sarah Kness, personally appeared **PAUL B. BIGBY & AMI L. BIGBY**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person 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, and that by his/her/their signature on the instrument, the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Sarah Kness  
Notary Public



**ESTOPPEL AFFIDAVIT**

STATE OF OREGON )  
COUNTY OF KLAMATH )

**PAUL B. BIGBY, AMI L. BIGBY**, declare the following:

**PAUL B. BIGBY, AMI L. BIGBY** are the same parties that executed and delivered the certain Grant Deed to **Deutsche Bank National Trust Company, as Indenture Trustee, on behalf of the holders of the Accredited Mortgage Loan Trust 2006-1 Asset Backed Notes**, on the same date as this document, which conveyed the interest in real property commonly known as: **9211 TINGLEY LANE, KLAMATH FALLS, OR 97603** and described as follows:

**PARCEL 1 OF LAND PARTITION 52-96 BEING PARCEL 1 OF MAJOR LAND PARTITION 78-83 SITUATED IN THE SW1/4SW1/4 OF SECTION 28, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.**

The Grant Deed is an absolute conveyance of the title and is not intended as a mortgage, trust conveyance or security of any kind;

That as a condition precedent to recording the Grant Deed and this Affidavit, the Grantors have vacated the property and surrendered possession to the Grantee;

That the consideration for said Grant Deed is that the Lender agrees not to bring a personal action on the debt against the grantors as related to the obligations of the deed of trust existing on said property executed by **PAUL B. BIGBY AND AMI L. BIGBY AS TENANTS BY THE ENTIRETY**, as Trustors, **FIRST AMERICAN TITLE**, as Trustee, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., (MERS) AS NOMINEE FOR ACCREDITED HOME LENDERS, INC.**, the Beneficiary, which was recorded on **11/28/2005**, as Instrument No. \*\*, in Book **M05**, Page **69938**, in the Official Records of **KLAMATH County, OR**; and thereafter assigned to **Deutsche Bank National Trust Company, as Indenture Trustee, on behalf of the holders of the Accredited Mortgage Loan Trust 2006-1 Asset Backed Notes** by the assignment recorded on **3/01/2011**, as Instrument No. **2011-002840**, in the Official Records of **KLAMATH County, OR**.

That Grantors believe that the consideration given is adequate for the real property so deeded in that the fair market value of the property is not in excess of the indebtedness of grantors as of the date hereof;

That the parties intend that the deed of trust or mortgage survive and not merge with the fee interest transferred by the Grant Deed;

That the Grantors were solvent at the time of making said Grant Deed;

This Affidavit is made for the benefit of the Grantee in said Grant Deed, **Deutsche Bank National Trust Company, as Indenture Trustee, on behalf of the holders of the Accredited Mortgage Loan Trust 2006-1 Asset Backed Notes**, its successor and assigns, and all other parties hereafter dealing with or who may acquire any interest in the property herein described and particularly for the benefit of the title insurer which insures the title to said property in reliance thereon;

That in the execution and delivery of said Grant Deed affiants were not acting under any misapprehension as to the effect thereof, and acted freely and voluntarily, not under coercion or duress;

That the undersigned will testify, declare, depose or certify before any competent tribunal, officer or person, in any case now pending or which may hereafter be instituted, to the truth of the particular facts set forth herein.

Dated:

By: Paul B. Bigby  
PAUL B. BIGBY

By: Ami L. Bigby  
AMI L. BIGBY

State of Oregon  
County of Marion ss

On May 24, 2011, before me, Sarah F. Kness, personally appeared **PAUL B. BIGBY & AMI L. BIGBY**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person 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, and that by his/her/their signature on the instrument, the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Sarah F. Kness  
Notary Public

