

2011-008876

Klamath County, Oregon



00105426201100088760020022

08/02/2011 10:36:18 AM

Fee: \$42.00

**After recording, return to:**

Mexico Trust  
c/o AIC  
380 Q Street, Suite 240  
Springfield, OR 97477

**Mail Tax Statements to:**

Mexico Trust  
c/o AIC  
380 Q Street, Suite 240  
Springfield, OR 97477

**DEED IN LIEU OF FORECLOSURE  
(Nonmerger)**

**Green Planet Properties, LLC, an Oregon limited liability company, Grantor,** conveys to James D. Mexico and Mildred Grace Mexico, Trustees, or their successors in trust, under the MEXICO FAMILY TRUST dated Oct. 24, 1995, and amendments thereto, Grantee, that certain real property located in Klamath County, Oregon, and more particularly described as follows:

**PARCEL I:**

**LOT 22 BLOCK 4 OF SUN FOREST ESTATES, TRACT 1060, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**PARCEL II:**

**LOT 13 IN BLOCK 12, TRACT NO. 1060, SUN FOREST ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUTNY CLERK OF KLAMATH COUNTY, OREGON.**

Grantor covenants that this Deed in Lieu of Foreclosure is absolute in effect and conveys fee simple title of the land described above to the Grantee, and does not operate as a mortgage, trust conveyance, or security device of any kind.

This Deed in Lieu of Foreclosure does not effect a merger of the fee ownership and the Deed of Trust described below. The fee and lien shall hereafter remain separate and distinct.

Grantor hereby waives, surrenders, conveys and relinquishes any equity of redemption and any statutory rights of redemption concerning the real property described above and the Deed of Trust described below.

Grantor is not acting under misapprehension as to the legal effect of this Deed in Lieu of Foreclosure, nor under any duress, undue influence, or misrepresentation of the Grantee, the attorney or agent of the Grantee, or any other person.

Grantee may retain all payments previously made on the Deed of Trust with no duty to account therefor.

The true consideration for this conveyance is other than money.

By acceptance of this Deed in Lieu of Foreclosure, Grantee covenants and agrees that Grantee shall forever forbear from taking any action whatsoever to collect against Grantor in the performance of that certain Promissory Note dated July 27, 2006, executed by Grantor as Borrower in the principal amount of Seventy Thousand Dollars (\$70,000.00), and that certain Deed of Trust in which Grantor is Grantor, Robert A. Smejkal, Attorney, is Trustee, and Grantee is Beneficiary, recorded July 28, 2006, as Volume M06, Page 15227, Official Records of Klamath County, Oregon, and other than by foreclosure of the foregoing Deed of Trust, and that in any proceeding to foreclose the Deed of Trust, Grantee shall not seek, obtain or permit any judgment, costs or expenses against Grantor, such rights and remedies being hereby waived.

In construing this Deed in Lieu of Foreclosure, and where the context so requires, the singular shall include the plural.

DATED this 21 day of July, 2011

Green Planet Properties, LLC

By: Kenneth W. Medenbach  
Kenneth W. Medenbach, Mgr.

STATE OF OREGON, County of Deshutes ) ss.

Personally appeared before me on this 21 day of July, 2011, the above named Kenneth W. Medenbach as manager of Green Planet Properties, LLC, an Oregon limited liability company, and acknowledged the foregoing Deed in Lieu of Foreclosure to be his voluntary act and deed.

Vanessa R. Carpenter  
NOTARY PUBLIC FOR OREGON

