

2011-011861

Klamath County, Oregon

**After recording, return to:**

**Thompson Trust**

c/o ADVANCED INVESTMENT CORP

380 Q Street, Suite 240

Springfield, OR 97477



00109083201100118610030032

10/24/2011 01:41:40 PM

Fee: \$47.00

**Mail Tax Statements to:**

Cecil and Ethel Thompson

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 Cecil L. Thompson & Ethel L. Thompson, trustees under the Cecil L. Thompson and Ethel L. Thompson Living Trust dated March 4, 2011, Grantee, that certain real property located in Klamath County, Oregon, and more particularly described as follows:

SEE ATTACHED EXHIBIT "A", BY THIS REFERENCE MADE A PART HEREOF

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.

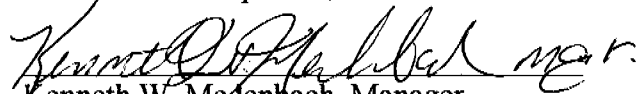
The true consideration for this conveyance is other than money.

By acceptance of this Deed in Lieu of Foreclosure, Grantee covenants and agrees that Grantee shall forever forebear from taking any action whatsoever to collect against Grantor in the performance of that certain Promissory Note dated August 27, 2008, executed by Grantor in the principal amount of Eighty-Five Thousand and no/100 (\$85,000.00), and that certain Deed of Trust in which Grantor is Grantor, Robert A. Smejkal, Attorney at Law is Trustee, and Grantee is Beneficiary, dated August 27, 2008, recorded August 27, 2008, as Volume No. 2008, Page 012714, Official Records of Klamath County, Oregon, 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.

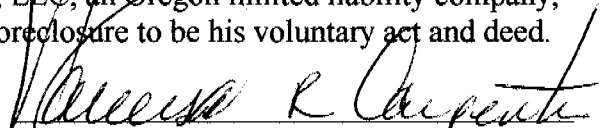
DATED September 16, 2011.

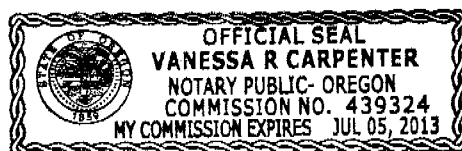
Green Planet Properties, LLC

  
Kenneth W. Medenbach, Manager

STATE OF OREGON, County of Deschutes ) ss.

Personally appeared before me on September 16, 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.

  
NOTARY PUBLIC FOR OREGON



**EXHIBIT "A"**

**LOT 7, BLOCK 9, WAGON TRAIL ACREAGES NO. 1, SECOND ADDITION,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE  
OF THE CLERK OF KLAMATH COUNTY, OREGON.**