

2011-012872

Klamath County, Oregon

AFTER RECORDING, RETURN TO AND
SEND TAX STATEMENTS TO:

George E. McMahan, Trustee
Helen M. McMahan, Trustee
200 Conger Avenue
Klamath Falls OR 97601



00110289201100128720020021

11/17/2011 08:22:22 AM

Fee: \$42.00

DEED IN LIEU OF FORECLOSURE

Paul D. Smolich, Grantor, conveys and warrants to George E. McMahan and Helen M. McMahan, Trustees of the McMahan Family Trust, uad March 29, 1991, and their successors, Grantees, the real property located in Klamath County, Oregon described as follows:

Lot 28, Block 125, MILLS ADDITION to the City of
Klamath Falls, according to the official plat thereof on
file in the office of the County Clerk of Klamath County,
Oregon.

Klamath County Assessor's Parcel No. R-3809-033AD-03400
and Property ID No. R481963

This deed is made in lieu of the foreclosure by Grantees of that certain Trust Deed dated August 30, 2002, which was recorded on August 30, 2002 in Volume M02 at Page 49678 of the Records of the Clerk of Klamath County, Oregon.

Grantor covenants that:

This deed is absolute in effect and conveys fee simple title of the premises described above to Grantees and does not operate as a mortgage, trust conveyance, or security of any kind.

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


Grantor is not acting under any misapprehension as to the legal effect of this deed, nor under any duress, undue influence, or misrepresentation of Grantees, Grantees' agent or attorney, or any other person.

The consideration for this Deed is the agreement of Grantees to release Grantor from the payment of the Promissory Note which is secured by said Trust Deed and the release of the Grantor from the obligations of the Promissory Note and Trust Deed.

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.

Dated this 8th day of November 2011.


Paul D. Smolich

STATE OF OREGON, County of Clackamas ss.

This instrument was acknowledged before me on November 8, 2011 by Paul D. Smolich.




Notary Public for Oregon
My Commission Expires: 3-16-12