

NTC91924

2012-001240

Klamath County, Oregon



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02/02/2012 03:52:26 PM

Fee: \$47.00

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

1. AFTER RECORDING RETURN TO -
Bank of America, N.A.
c/o REDC Default Solutions
6200 Tennyson Pkwy, Suite 110
Plano, TX 75024-6100

2. Warranty Deed (Deed in Lieu of Foreclosure)

3. DIRECT PARTY / GRANTOR and Address - Required by ORS 234(1)(b)
Leslie Wilson and Sandra Wilson
11362 White Goose Drive
Keno, OR 97627

4. INDIRECT PARTY / GRANTEE and Address - Required by ORS 234(1)(b)
Federal National Mortgage Association
c/o REDC Default Solutions
6200 Tennyson Pkwy, Suite 110
Plano, TX 75024-6100

5. Send Tax Statements to: SEE 4

7. TAX ACCOUNT NUMBER OF THE PROPERTY, IF THE INSTRUMENT CREATES A LIEN OR OTHER INTEREST THAT COULD BE SUBJECT TO TAX FORECLOSURE -
Required by ORS 312.125(4)(b)(B):
4008-006BA-02000-000

Consideration: none

47AmJ

WTC 91926

AFTER RECORDING MAIL TO:

Bank of America, N/A.
c/o REDC Default Solutions
6200 Tennyson Pkwy, Suite 110
Plano, TX 75024-6100

MAIL ALL TAX STATEMENTS TO:

Same as above

Filed for Record at Request of: Pinnacle Northwest Escrow, LLC

Escrow Number: 1111875

Title Number: 91926 **AmeriTitle**

**WARRANTY DEED
(Deed In Lieu of Foreclosure)**

Property Address: 11362 White Goose Drive, Keno, OR 97627
Assessor's Tax Account No.(s): 4008-006BA-02000-000

Leslie Wilson and Sandra Wilson, as tenants by the entirety, GRANTOR, for and in the true and actual consideration of ***DEED IN LIEU OF FORECLOSURE***, conveys and warrants to

Federal National Mortgage Association, GRANTEE, the following described real estate, free of encumbrances, except as set forth herein, situated in the County of Klamath, State of Oregon, to wit:

Lot 11, BLOCK 34, OF FIFTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The Grantee by accepting and recording this Deed does not intend a merger of its interest under that certain Deed of Trust dated November 13, 2006, recorded on November 20, 2006, under File No. 2006-023225, 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 until a reconveyance is recorded.

Situate in the County of Klamath, State of Oregon.

SUBJECT TO: (1) Any and all property taxes (including any assessments collected with taxes), in an undetermined amount, which are or shall be a lien but are not yet payable, and which shall be levied by the State and/or County for the next taxable or fiscal year; (2) Any and all items listed on the pages attached hereto, disclosed of the public record, or listed on a commitment of title, including without limitation any agreements, conditions, covenants, declarations, easements, notices, rights, reservations, and/or restrictions which are incorporated herein as if fully set forth.

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: October 26, 2011

425m

X Leslie Wilson
Leslie Wilson

X Sandra Wilson
Sandra Wilson

STATE OF Oregon
COUNTY OF Clatsop } SS:

I certify that I know or have satisfactory evidence that Leslie Wilson

And Sandra Wilson is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they had the authority to and was therefore authorized to execute the within and foregoing instrument and acknowledged it to be free and voluntary act and deed.

Dated: Oct 26, 2011

Arleta Mae Grensky

Notary Public in and for the State of Oregon

Residing at 251 River Dr. Roseburg, OR 97710

My appointment expires: Oct 4, 2013

