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2012-004666

Klamath County, Oregon



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RECORDING REQUESTED BY:

05/03/2012 11:32:22 AM

Fee: \$67.00

WHEN RECORDED MAIL DEED
AND TAX STATEMENT TO:

HSBC Mortgage Services, Inc.
c/o HSBC MORTGAGE SERVICES INC
636 GRAND REGENCY BOULEVARD
BRANDON, FL 33510

Case No. OR08000045-12

APN R436638

Title Order No. 6509189

Grantor: MARK K. STEEGE AND DONNA M. STEEGE, AS TENANTS BY THE ENTIRETY
Grantee: HSBC MORTGAGE SERVICES, INC.
Commonly Known As: 403 TORREY STREET, KLAMATH FALLS, OR 97601-1361
Tax Parcel No.: R436638

The true consideration for this conveyance is \$166,517.45 plus other goods and consideration. (Here comply with the requirements of ORS 93.030)

STATUTORY WARRANTY DEED

The Grantor(s), **MARK K. STEEGE AND DONNA M. STEEGE, AS TENANTS BY THE ENTIRETY**, for and in consideration of a DEED IN LIEU OF FORECLOSURE, grants, bargains, sells, conveys, and conforms to **HSBC Mortgage Services, Inc.** under said Deed of Trust recorded on **November 8, 2006** as Instrument No. **2006-022389** the following described real estate, situated in the County of **Klamath**, State of **Oregon**:

LOTS 11 AND 12 IN BLOCK 7 OF KLAMATH LAKE 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.

Commonly known as: **403 TORREY STREET, KLAMATH FALLS, OR 97601-1361**

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.

Case No. OR08000045-12-1

Title Order No. 6509189

1-61-

Date: 4-26-12By: Mark K Steege
By: MARK K. STEEGESTATE OF Oregon
COUNTY OF Klamath

On 4/26/12 before me Pamela J Spencer, a Notary Public in and for said county, personally appeared, MARK K STEEGE personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) 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(ies), and that by (his/her/their) signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of OREGON that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Pamela J Spencer
Notary Public in and for said County and State



Date: 4/26/12Donna M. Steege
By: DONNA M. STEEGESTATE OF Oregon
COUNTY OF Clatsop

On 4/26/12 before me Pamela J Spencer, a Notary Public in and for said county, personally appeared, DONNA M. STEEGE personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) 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(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Oregon that the foregoing paragraph is true and correct.

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Pamela J Spencer
Notary Public in and for said County and State

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Grantee: HSBC MORTGAGE SERVICES, INC.
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ESTOPPEL AND SOLVENCY AFFIDAVIT

State of Oregon
County of Klamath

MARK K. STEEGE AND DONNA M. STEEGE, AS TENANTS BY THE ENTIRETY, ("Deponent") being first duly sworn, for themselves, deposes and says:

That "Deponent" is the identical party who made, executed and delivered that certain Deed in Lieu of Foreclosure to **HSBC Mortgage Services, Inc.** ("Grantee") dated 4/25/12, encompassing the following described property, to wit:

LOTS 11 AND 12 IN BLOCK 7 OF KLAMATH LAKE 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.

Commonly known as: **403 TORREY STREET, KLAMATH FALLS, OR 97601-1361**

That the aforesaid Deed was an absolute conveyance of the title to said premises to the Grantee named therein, in effect as well as in form, and was and is not intended as a mortgage, trust conveyance, or security of any kind, and that possession of said premises has been surrendered to the proffered Deed in Lieu of Foreclosure to the Grantee named therein, together with full cancellation of all debts, obligations, costs and charges heretofore existing under and by virtue of the terms of that certain Deed of Trust heretofore existing on the property therein and hereinbefore, dated **November 1, 2006** and recorded on **November 8, 2006** as Instrument No. **2006-022389** of the records of **Klamath County, Oregon**, executed by **MARK K. STEEGE AND DONNA M. STEEGE, AS TENANTS BY THE ENTIRETY** as Trustor(s), to **Great American Title** as Trustee, **"MERS" IS MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR ACCREDITED HOME LENDERS, INC., A CALIFORNIA CORPORATION**, as Beneficiary, and the cancellation of record of said Deed of Trust.

That the aforesaid Deed and conveyance was by this Deponent as the result of their request that the Grantee accept such Deed and was their free and voluntary act; that at the time of making said Deed this Deponent considered and still considers that the indebtedness above-mentioned represented a fair value of the property so deeded; that said Deed was not given as a preference against any other creditors of the Deponent or either of them; that as of the time it was given there was no other person or persons, firms or corporations, other than the Grantee therein named interested, either directly or indirectly, in said premises: that this Deponent is not obligated upon any bond or other mortgage whereby any lien has been created or exists against the premises described in said Deed; that Deponent in offering to execute the aforesaid Deed to the Grantee therein, and in execution of the same, was not acting under any duress, undue influence, misapprehension or misrepresentation by the Grantee in said Deed, or the agent or attorney or any other representative of the Grantee in said Deed; that it was the intention

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of this Deponent as Grantor in said Deed to convey and by said deed the Deponent did convey to the Grantee therein all their right, title, and interest absolutely in and to the premises described in said Deed.

There are no unpaid bills or claims for labor or services performed or material furnished or delivered during neither the last twelve months nor any contract for the making of repairs or improvements on said premises.

There are no chattel mortgages, conditional sale contracts, security agreements, financing statements, retention of title agreements or personal property leases affecting any materials, fixtures, appliances, furnishings, or equipment placed upon or installed in or upon the premises and all plumbing, heating, lighting, refrigerating and other equipment is fully paid for including all bills for the repair thereof.

There are no outstanding bills for utilities, unused fuel, gas, electric or sewer.

This affidavit is made for the protection and the benefit of the aforesaid Grantee in said Deed, its successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property described therein, and shall bind the respective heirs, executors, administrators and assigns of the undersigned.

Date: 4-26-12Mark K. Steege
By: MARK K. STEEGESTATE OF Oregon
COUNTY OF Klamath

On 4/26/12 before me Pamela J Spencer, a Notary Public in and for said county, personally appeared, MARK K STEEGE personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) 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(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Oregon that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Pamela J Spencer
Notary Public in and for said County and State

Date: 4/26/12Donna M. Steege
By: DONNA M. STEEGESTATE OF OREGON
COUNTY OF KLAMATH

On 4/26/12 before me Pamela J Spencer, a Notary Public in and for said county, personally appeared, DONNA M STEEGE personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) 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(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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