

151 1845297

2012-005344
Klamath County, Oregon



Recording requested by:
Quality Loan Service Corp.
2141 5th Avenue
San Diego, CA 92101

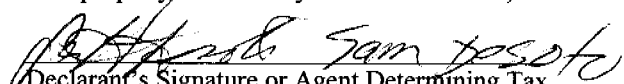
05/17/2012 11:16:38 AM Fee: \$57.00

When recorded Mail Tax Statements to:
Nationstar Mortgage LLC
350 Highland Drive
Lewisville, TX 75067

File No.: **OR-12-500160-DIL** SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED IN LIEU OF FORECLOSURE

The Grantee Herein Is The Beneficiary
The Documentary Transfer Tax is **\$0.00**
The amount of the unpaid debt, together with cost, was **\$216,997.00**
The amount paid by the Grantee over and above the unpaid debt was **\$0.00**
Said property is in the city of **Klamath Falls, OR**


Declarant's Signature or Agent Determining Tax

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **David R. Jackson**

HEREBY GRANTS TO: **Federal National Mortgage Association** and to his/her successors and assigns the following described real property in the County of **KLAMATH** State of **OR**, described as:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

Property is purported to be: **6357 Simmers Ave, Klamath Falls, OR 97603**

This deed is an absolute conveyance, the grantor having sold said land to the grantee for a fair and adequate consideration; said consideration being that grantee agrees not to bring a personal action on the debt against the grantors as related to the obligations of the deed of trust existing on said property executed by **David R. Jackson**, as Trustor(s), **Amerititle**, as Trustee, and **South Valley Bank & Trust**, the Beneficiary; which was recorded on **10/30/2007**, as Instrument No. **2007-018630** in the Official Records of **KLAMATH** County, **OR**, and thereafter assigned to **Federal National Mortgage Association** by the assignment;

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Grantor declares that this conveyance is free and fairly made pursuant to conditions set forth in the Estoppel Affidavit recorded concurrently with this conveyance.

Dated: 3/21/12

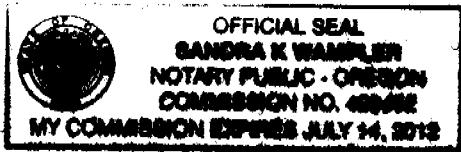
By: David R Jackson
David R Jackson

State of: OREGON)
County of: Klamath) ss

On 3/21/2012, before me, Sandra K Wampler, personally appeared **David R Jackson**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person 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, and that by his/her/their signature on the instrument, the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Sandra K Wampler
Notary Public



ESTOPPEL AFFIDAVIT

State of: OREGON)
County of: KLAMATH)

David R Jackson, declare the following:

David R Jackson are the same parties that executed and delivered the certain Grant Deed to **Federal National Mortgage Association**, on the same date as this document, which conveyed the interest in real property commonly known as: **6357 Simmers Ave, Klamath Falls, OR 97603** and described as follows:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

The Grant Deed is an absolute conveyance of the title and is not intended as a mortgage, trust conveyance or security of any kind;

That as a condition precedent to recording the Grant Deed and this Affidavit, the Grantors have vacated the property and surrendered possession to the Grantee;

That the consideration for said Grant Deed is that the Lender agrees not to bring a personal action on the debt against the grantors as related to the obligations of the deed of trust existing on said property executed by **David R. Jackson**, as Trustors, **Amerititle**, as Trustee, and **South Valley Bank & Trust**, the Beneficiary, which was recorded on **10/30/2007**, as Instrument No. **2007-018630**, in the Official Records of **KLAMATH** County, **OR**; and thereafter assigned to **Federal National Mortgage Association** by the assignment;

That Grantors believe that the consideration given is adequate for the real property so deeded in that the fair market value of the property is not in excess of the indebtedness of grantors as of the date hereof;

That the parties intend that the deed of trust or mortgage survive and not merge with the fee interest transferred by the Grant Deed;

That the Grantors were solvent at the time of making said Grant Deed;

This Affidavit is made for the benefit of the Grantee in said Grant Deed, **Federal National Mortgage Association**, its successor and assigns, and all other parties hereafter dealing with or who may acquire any interest in the property herein described and particularly for the benefit of the title insurer which insures the title to said property in reliance thereon;

That in the execution and delivery of said Grant Deed affiants were not acting under any misapprehension as to the effect thereof, and acted freely and voluntarily, not under coercion or duress; and

That the undersigned will testify, declare, depose or certify before any competent tribunal, officer or person, in any case now pending or which may hereafter be instituted, to the truth of the particular facts set forth herein.

Dated: 3/21/12

By: David R Jackson
David R Jackson

State of: Oregon
County of: Klamath) ss

On 3/21/2012, before me, Sandra K Wampler, personally appeared **David R Jackson**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person 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, and that by his/her/their signature on the instrument, the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Sandra K Wampler
Notary Public

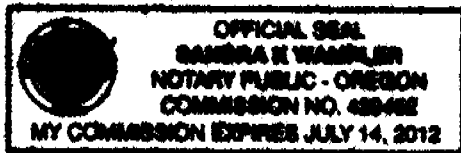


EXHIBIT A

Parcel of Land Partition 19-99, said Land Partition being situated in the SE1/4 NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH an easement for ingress and egress as created by Judgment entered in Klamath County Circuit Court case No. 9903857CV, a copy of which was recorded December 8, 1999 in Volume M99 Page 48382, Microfilm Records of Klamath County, Oregon.

AND TOGETHER WITH an easement for access, public utilities, sewer and drainage over, under and across the East 30 feet of Parcels 2 and 3 of said Land Partition 19-99, as delineated on the face of said Land Partition.