

2012-008708

Klamath County, Oregon

AFTER RECORDING, RETURN TO AND
SEND TAX STATEMENTS TO:

William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 96701



00122418201200087080020021

08/09/2012 08:34:19 AM

Fee: \$42.00

DEED IN LIEU OF FORECLOSURE

Michael Williams and Sarah Williams, Grantors, convey and warrant to Teresa J. Goggia, Grantee, the real property located in Klamath County, Oregon described as follows:

The North 80 feet of Lot 2 in Block 308 DARROW ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Klamath County Assessor's No. R-3809-033DD-11400-000

More commonly referred to as: 2346 Radcliffe Avenue, Klamath Falls, Oregon

This deed is made in lieu of the foreclosure by Grantee of that certain Trust Deed dated May 12, 2012, which was recorded on May 17, 2012 as Document No. 2012-006007 of the Records of the Clerk of Klamath County, Oregon.

Grantors covenant that:

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

Grantors waive, surrender, convey, and relinquish any equity of redemption and statutory rights of redemption concerning the real property and mortgage described above.

Grantors are not acting under any misapprehension as to the legal effect of this deed, nor under any duress, undue influence, or misrepresentation of Grantee, Grantee's agent or attorney, or any other person.

The consideration for this Deed is the agreement of Grantee to release Grantors from the payment of the Promissory Note, which is secured by the Trust Deed described above, and the release of the Grantors from the obligations of the Trust Deed and Promissory Note.

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 1st day of August, 2012.

Michael Williams

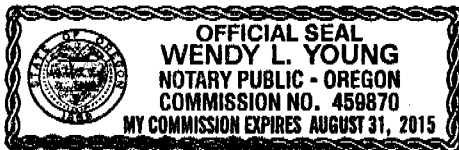
Michael Williams

Sarah Williams

Sarah Williams

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on Aug. 1, 2012 by Michael Williams and Sarah Williams.



Wendy Young
Notary Public for Oregon
My Commission Expires: 8.31.2015