

1st 1954381

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

2012-012588  
Klamath County, Oregon  
11/13/2012 02:21:34 PM  
Fee: \$52.00

When recorded mail recordings & tax statements to:  
Federal National Mortgage Association  
14221 Dallas Parkway, Suite 1000  
Dallas, TX 75254

File No.: **OR-12-527544-DIL**  
A.P.No.: **R544520**  
Title Order No.: **7137697**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## GRANT DEED IN LIEU OF FORECLOSURE

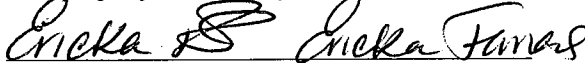
The Grantee Herein Is The Beneficiary

The Documentary Transfer Tax is **\$0.00**

The amount of the unpaid debt, together with cost, was **\$144,457.10**

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, **FRED E. MULKEY JR.**  
**AND CATHERENE A. HUMPHREY**

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 ESTOPPEL AFFIDAVIT ATTACHED AS EXHIBIT A**

**LOT 87 OF CASITAS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

Property is purported to be: **4444 AUSTIN ST, 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 **Fred E. Mulkey Jr. and Catherine A. Humphrey**, as Trustor(s), **First American Title**, as Trustee, and **"MERS" IS MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR ALL SEASONS MORTGAGE SERVICES GROUP**, the Beneficiary; which was recorded on **8/5/2005**, in Volume **M05** Page **61450** in the Official Records of **KLAMATH** County, **OR**, and thereafter assigned to **FEDERAL NATIONAL MORTGAGE ASSOCIATION** by the assignment recorded on **08/31/2011**, as Instrument No. **2011-009933**, in the Official Records of **KLAMATH** County, **OR**.

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

Dated: 10-16-2012

By: Fred E. Mulkey Jr.  
FRED E. MULKEY JR.

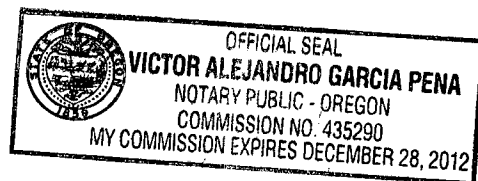
State of: Oregon )

County of: Klamath ) ss

On October 16<sup>th</sup>, 2012, before me, Victor Alejandro Garcia Pena, personally appeared **FRED E. MULKEY JR.**, 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.

Victor Alejandro Garcia Pena  
Notary Public



**EXHIBIT A**

**ESTOPPEL AFFIDAVIT**

State of: OREGON)

County of: KLAMATH)

**FRED E. MULKEY JR.**, declare the following:

**FRED E. MULKEY JR.** is the same party 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: **4444 AUSTIN ST, KLAMATH FALLS, OR 97603** and described as follows:

**LOT 87 OF CASITAS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

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 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 **Fred E. Mulkey Jr. and Catherine A. Humphrey**, as Trustors, **First American Title**, as Trustee, and **"MERS" IS MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR ALL SEASONS MORTGAGE SERVICES GROUP**, the Beneficiary, which was recorded on **8/5/2005**, in Volume M05 Page 61450 in the Official Records of **KLAMATH** County, **OR**, and thereafter assigned to **FEDERAL NATIONAL MORTGAGE ASSOCIATION** by the assignment recorded on **08/31/2011**, as Instrument No. **2011-009933**, in the Official Records of **KLAMATH** County, **OR**.

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: 10-16-2012

By: Fred E. Mulkey Jr.  
**FRED E. MULKEY JR.**

State of: Oregon )

County of: Klamath ) ss

On October 16<sup>th</sup>, 2012, before me, Victor Alejandro Garcia Pena, personally appeared **FRED E. MULKEY JR.**, 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.

Victor Alejandro Garcia Pena  
Notary Public

