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RECORDING REQUESTED BY:
T.D. SERVICE COMPANY

2012-013578
Klamath County, Oregon
12/06/2012 10:43:40 AM
Fee: \$47.00

AFTER RECORDING MAIL TO:

Bank of America
5401 N. Beach Street
Fort Worth, TX 76137

SEND TAX STATEMENTS TO:

Bank of America
5401 N. Beach Street
Fort Worth, TX 76137

WARRANTY DEED

APN: R462859 FILE #: DL47707

LOAN #: 176485075

THE GRANTOR, Ronnie Cole And Jerrine Cole, for good and valuable consideration, conveys and warrants to **Federal National Mortgage Association** the following described real estate situate in the County of Klamath, State of Oregon:

LOT 17 IN BLOCK 33 OF KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2, 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 the Deed does not intend a merger of its interest under that certain deed of trust recorded under **Instrument No. 2007-15989** 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.

Dated: 10-17-12

Ronnie Cole
Ronnie Cole

Dated: Oct 19 2012

Jerrine Cole
Jerrine Cole

State of

Oregon

County of

Klamath

I certify that I know or have satisfactory evidence that
Is/are the person(s) who appeared before me and said person(s) acknowledged that they signed this instrument and
acknowledged it as the free and voluntary act for the uses and purposes mentioned in the instrument.

Ronnie Cole & Jerrine Cole

Dated: 10-19-12

Signature: Kellie Webb

Printed Name: Kellie Webb

My commission expires: Jan 28, 2013



ESTOPPEL AFFIDAVIT
Affidavit of Individual Giving Deed in Lieu of Foreclosure

APN: **R462859** FILE #: **DL47707** LOAN #: **176485075**

STATE OF Oregon
COUNTY OF Klamath

RONNIE ~~COLE~~ And JERRINE COLE being first duly sworn, each for himself and herself, deposes and says: That they are the identical parties who made, executed and delivered that certain deed to Federal National Mortgage Association dated 19 day of October 20 12, conveying the following described property, to wit:

LOT 17 IN BLOCK 33 OF KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

That the aforesaid deed is intended to be and is an absolute conveyance of the title to said premises to the grantee named therein, and was not and is not now intended as mortgage, trust, conveyance, or security of any kind; that it was the intention of affiants as grantors in said deed to convey, and by said deed these affiants did convey to the grantee therein all their right, title, and interest absolutely in and to said premises; that possession of said premises has been surrendered to the grantee;

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

That the consideration for said deed was and is payment to the affiants of the sum of \$ -0-, by grantee, and the full cancellation of all debts, obligations, costs, and charges secured by that certain Deed of Trust heretofore existing on said property executed by RONNIE COLE And JERRINE COLE Trustor, to SAMUEL I. WHITE, as Trustee, for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., As Beneficiary, dated AUGUST 15, 2007, and recorded as INSTRUMENT NO. 2007-15989, of Official Records, of the County of KLAMATH, OREGON, and the reconveyance of said property under said Deed of Trust; that at the time of making said deed, affiants believed and now believe that the aforesaid consideration therefore represents the fair value of the property so deeded;

This affidavit is made for the protection and benefit of the grantee in said deed, his successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property herein described, and particularly for the benefit of the First American Title Company of Oregon, which is about to insure the title to said property in reliance thereon, and any other title company which may hereafter insure the title to said property;

That affiants, and each of them 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 hereinabove set forth.

Dated: 10-19-12

Ronnie D. Cole
Ronnie Cole

Dated: Oct 19, 2012

Jerrine Cole
Jerrine Cole



State of

Oregon

County of

Klamath

I certify that I know or have satisfactory evidence that Ronnie Cole & Jerinne Cole
is/are the person(s) who appeared before me and said person(s) acknowledged that they signed this instrument and
acknowledged it as the free and voluntary act for the uses and purposes mentioned in the instrument.

Dated:

10-19-12

Signature:

Kellie R. Webb

Printed Name:

Kellie R. Webb

My commission expires:

Jan. 28, 2013

