

2013-000259

Klamath County, Oregon

AFTER RECORDING, RETURN TO:
William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 96701



00129616201300002590020027

01/08/2013 08:56:14 AM

Fee: \$42.00

SEND TAX STATEMENTS TO:
Robert L. Smith, Trustee
Gloria J. Smith, Trustee
Robert and Gloria Smith Family Trust
Post Office Box 13
Garberville CA 95542

DEED IN LIEU OF FORECLOSURE

Crystal Spencer and Levi Spencer, as tenants by the entirety, Grantors, convey and warrant to Robert L. Smith and Gloria J. Smith, Trustees of the Robert and Gloria Smith Family Trust dated July 11, 2002, Grantees, the real property located in Klamath County, Oregon described as follows:

Lot 6, Block 1, JUNIPER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Assessor's No. R-3510-034AO-04500-000 and
Key No. 273082

This deed is made in lieu of the foreclosure by Grantees of that certain Trust Deed dated June 23, 2010, which was recorded on January 11, 2011 as Document No. 2011-000404 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 Grantees 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.

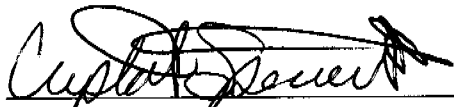
Grantors are not acting under any misapprehension as to the legal effect of this deed, nor under any duress, undue influence, or misrepresentation of Grantees, Grantees' agent or attorney, or any other person.


The consideration for this Deed is the agreement of Grantees 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.

DEED IN LIEU OF FORECLOSURE - 1

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.

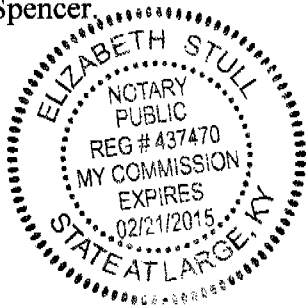
Dated this 21 day of December, 2012.



Crystal Spencer


Levi Spencer

STATE OF Kentucky County of Christian ss.

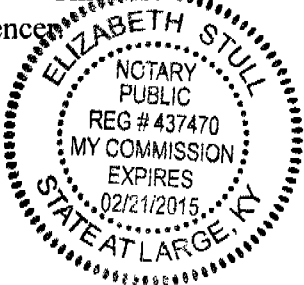
This instrument was acknowledged before me on Dec 21ST, 2012 by Crystal Spencer.

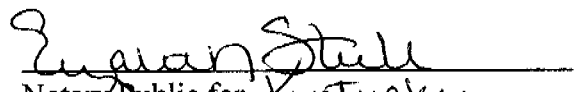



Notary Public for Kentucky
My Commission Expires: 2/21/2015

STATE OF Kentucky County of Christian ss.

This instrument was acknowledged before me on Dec 21ST, 2012 by Levi Spencer.




Notary Public for Kentucky
My Commission Expires: 2/21/2015