

1st 2018400
After Recording, Return To:

Stephen W. Kaser, P.C.

P.O. Box 1061

Roseburg, Oregon 97470

2013-001356

Klamath County, Oregon

02/06/2013 11:30:28 AM

Fee: \$42.00

Tax Statements To:

ARTHUR M. HANSHAW, JR., PERSONAL REPRESENTATIVE

C/O STEPHEN W. KASER P.C.

PO BOX 1061

ROSEBURG, OR 97470

DEED IN LIEU OF FORECLOSURE

Colette M. Lane, hereinafter called Grantor, for and in consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Arthur M. Hanshaw, Jr., Personal Representative of the Estate of David Lee Weilbrenner, hereinafter called Grantee, and unto Grantee's heirs, successors and assigns, all right, title and interest in and to the real property described as:

LOT 30 IN BLOCK 37, FIRST ADDITION TO KLAMATH FOREST ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Grantor warrants that the subject property and the fixtures, attachments and improvements thereon are free of all liens and encumbrances.

Grantor covenants that:

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

The true and actual consideration paid for this transfer in the terms of money is \$0, however, it is given in lieu of Grantee exercising their other legal remedies of the note and trust deed referred to above against Grantor.

It is expressly intended and agreed that Grantee shall retain all payments previously made by Grantor under that certain note which is secured by the trust deed dated November 5, 2007, and recorded November 9, 2007, Instrument No. No. 2007-019254, Official Records of Klamath County, Oregon.

Grantee accepts this deed only when it is recorded in the real property records of Klamath County, Oregon by Grantee or their authorized agent.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

This deed does not effect a merger of the fee ownership and the lien of the trust deed described above. The fee and liens shall hereafter remain separate and distinct. Grantee specifically retains the rights to foreclose the trust deed judicially, nonjudicially or in any other manner provided by law including but not limited to self-help under the Uniform Commercial Code.

Grantor does hereby waive, surrender, convey and relinquish any equity of redemption and statutory rights of redemption concerning the real property described above.

Grantor is not acting under any misapprehension as to the legal effect of this deed nor any duress, undue influence or misrepresentation of Grantee, their heirs, attorney or any other person.

Grantor acknowledges that this deed was prepared by Stephen W. Kaser, Attorney at Law, who represents Grantee and that no legal advice has been given by Stephen W. Kaser to Grantor. Grantor further acknowledges that she has a right to legal representation of her own choosing before signing this document.

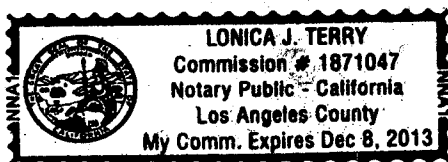
Dated this 1 day of FEBRUARY, 2013.

Colette M. Lane
Colette M. Lane

STATE OF CALIFORNIA) ss.
County of LOS ANGELES)

PERSONALLY APPEARED the above named Colette M. Lane and acknowledged the foregoing instrument to be her voluntary act and deed.

BEFORE ME this 1 day of FEBRUARY, 2013.



Lonica J. Terry
Notary Public for CALIFORNIA
My Commission Expires: 12-8-13