2013-001365 Klamath County, Oregon



02/06/2013 02:24:31 PM

Fee: \$47.00

After Recording Return to: Justin E. Throne 280 Main Street Klamath Falls, OR 97601

Send Tax Statements to: Brink Properties, LLC 1908 Vine Ave. Klamath Falls, OR 97601

DEED IN LIEU OF FORECLOSURE

Randy L. Dovel and Teresa L. Dovel (herein together, "Grantor"), convey to Bruce E. Brink ("Grantee"), the following real property (the "Property"):

Lot 2, Block 1 of MOYINA MANOR, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

APN #: R504225

Grantor executed and delivered to Grantee a Trust Deed, executed on January 29, 2008, and recorded on January 31, 2008, at 2008-001319, Records of Klamath County, Oregon, to secure payment of a Promissory Note in the sum of \$129,800. The Note and Trust Deed are in default and the Property is subject to foreclosure.

This Deed is executed in consideration of \$1.00 and other valuable consideration, to wit: the dismissal with prejudice of any foreclosure action on the Property against Grantor; and Grantor shall not be liable for any expenses, including real property taxes or fees associated with said Property.

Grantee's acceptance of this Deed effects a satisfaction of the obligation secured by the Trust Deed to Grantee as described above, and payment in full of the Promissory Note secured thereby, which note is this day surrendered to Grantor.

This Deed is intended as a conveyance absolute in legal effect, as well as in form, of the title to the Property to Grantee and this Deed is not intended as security of any kind.

Grantor is not acting under any misapprehension about the effect of this deed, nor under any duress, undue influence, or misrepresentation of Grantee, Grantee's agent or attorney, or any other person. This Deed merges the fee ownership and the lien of the Grantee described above. Grantee expressly agrees to assume or pay any contract balances, debts, liens, charges, or obligations that relate or attach to the property.

The delivery of this Deed, and acceptance of the terms herein, shall not be recognized until the Deed is recorded in the Klamath County Records.

THIS INSTRUMENT WILL 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 THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

| EXECUTED this 25 day of Januar | ry ,20 <u>/3</u> . |
|---|--|
| Randy L. Dovel | |
| Teresa L. Dovel | |
| STATE OF CALIFORNIA) | |
| County of) ss. | |
| This instrument was acknowledged before Randy L. Dovel, who personally appeared. | me on, 20, by |
| Kselyached. | Notary Public for California 1-3-15 My commission expires: |
| STATE OF CALIFORNIA)) ss. | |
| County of) This instrument was acknowledged before Teresa L. Dovel, who personally appeared. | me on, 20, by |
| | Notary Public for California My commission expires: 4-3-15 |
| | Notary Public for California My commission expires: 4-3-15 |

California All-Purpose Acknowledgment

| State of California | | |
|---|--|--|
| County of Orange | | |
| | | |
| On <u>01/25/13</u> before me, <u>Adriana Prause</u> , notary public, personally | | |
| appeared ***Randy L. Dovel, Teresa L. Dovel*** , who | | |
| proved to me on the basis of satisfactory evidence to be the person(s) 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(ies), and that by his/her/their signature(s))on the instrument | | |
| the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument. | | |
| process, crossman and monachine | | |
| I certify under PENALTY OF PERJURY under the laws of the State of California that the | | |
| foregoing paragraph is true and correct. | | |
| torogoning paragraph is true and correct. | | |
| WITNESS my hand and official seal. | | |
| A. I — | | |
| Signature Alluna Fillus (Seal) | | |
| Signature (Seal) | | |
| | | |
| | | |
| ADRIANA PRAUSE | | |
| Commission # 1931420 | | |
| Notary Public - California Substitution Orange County | | |
| My Comm. Expires Apr 3, 2015 | | |
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| | | |
| Optional | | |
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| Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document. | | |
| Description of Attached Document | | |
| 2000.pt.o | | |
| Title or Type of Document: Deed In Lieu Of Foreclosure | | |
| Document Date: # of Pages: Signer(s) Other Than Named Above: | | |
| Signer(s) Other Than Named Above: | | |