

2013-001365

Klamath County, Oregon



00130965201300013650030033

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.



California All-Purpose Acknowledgment

State of California

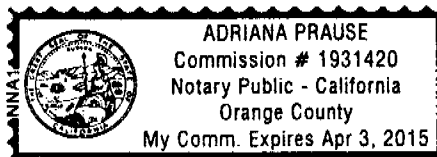
County of Orange

On 01/25/13 before me, Adriana Prause, 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Adriana Prause (Seal)



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Optional

*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

Title or Type of Document: Deed In Lieu Of Foreclosure  
Document Date: \_\_\_\_\_ # of Pages: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_