

154
1919578

2013-002473

Klamath County, Oregon

03/07/2013 09:41:30 AM

Fee: \$52.00

Recording requested by:
Quality Loan Service Corporation
2141 5th Avenue
San Diego, CA 92101

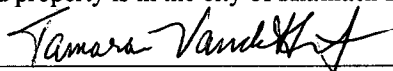
When recorded, mail recordings and tax statements to:
Nationstar Mortgage LLC
350 Highland Drive
Lewisville, TX 75067

File No.: **OR-12-519168-DIL**
Title Order No.: **6868962**
APN No.: **R536619**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED IN LIEU OF FORECLOSURE

The Grantee Herein Is The Beneficiary
The Documentary Transfer Tax is **\$0.00**
The amount of the unpaid debt, together with cost, was **\$126,332.00**
The amount paid by the Grantee over and above the unpaid debt was **\$0.00**
Said property is in the city of **Klamath Falls, OR**


Declarant's Signature or Agent Determining Tax

Tamara VandeGraaf

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Agustin Salcedo, Jr and Vanessa Salcedo, Husband and Wife.**

HEREBY GRANTS TO: **FEDERAL NATIONAL MORTGAGE ASSOCIATION** and to his/her successors and assigns the following described real property in the County of **KLAMATH** State of **OR**, described as:

Lot 26, Block 3. LESS the Southerly 60 feet, STEWART ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Property is purported to be: **3505 EMERALD STREET, KLAMATH FALLS, OR 97601**

See Estoppel Affidavit Attached as Exhibit "A"

This deed is an absolute conveyance, the grantor having sold said land to the grantee for a fair and adequate consideration; said consideration being that grantee agrees not to bring a personal action on the debt against the grantors as related to the obligations of the deed of trust existing on said property executed by **Vanessa Salcedo and Agustin Salcedo**, as Trustor(s), **Aspen Title & Escrow, Inc.**, as Trustee, and "**MERS**" is **Mortgage Electronic Registration Systems, Inc.**, acting solely as a nominee for **BCK Capital, Inc.**, the Beneficiary; which was recorded on **2/27/2007**, as Instrument No. **2007-003299** in the Official Records of **KLAMATH** County, **OR**, and thereafter assigned to **FEDERAL NATIONAL MORTGAGE ASSOCIATION** by the assignment;

Grantor declares that this conveyance is free and fairly made pursuant to conditions set forth in the Estoppel Affidavit recorded concurrently with this conveyance. See Attached Exhibit "A"

Dated: 12/19/2012

By: Vanessa Salcedo
VANESSA SALCEDO

By: Agustin Salcedo
AGUSTIN SALCEDO

State of: Oregon
County of: Clatsop ss

On DEC 19 2012, before me, Barlene M Bellin, personally appeared Vanessa Salcedo and Agustin Salcedo, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person 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, and that by his/her/their signature on the instrument, the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Barlene M Bellin
Notary Public

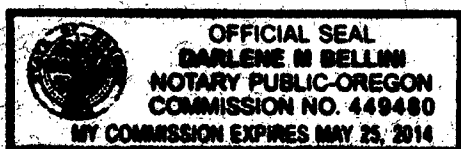


EXHIBIT "A"

ESTOPPEL AFFIDAVIT

State of: OREGON)

County of: KLAMATH)

VANESSA SALCEDO, AND AGUSTIN SALCEDO, declares the following:

VANESSA SALCEDO, AND AGUSTIN SALCEDO are the same parties that executed and delivered the certain Grant Deed to **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, on the same date as this document, which conveyed the interest in real property commonly known as: **3505 EMERALD STREET, KLAMATH FALLS, OR 97601** and described as follows:

Lot 26, Block 3. LESS the Southerly 60 feet, STEWART ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

The Grant Deed is an absolute conveyance of the title and is not intended as a mortgage, trust conveyance or security of any kind;

That as a condition precedent to recording the Grant Deed and this Affidavit, the Grantors have vacated the property and surrendered possession to the Grantee;

This deed is an absolute conveyance, the grantor having sold said land to the grantee for a fair and adequate consideration; said consideration being that grantee agrees not to bring a personal action on the debt against the grantors as related to the obligations of the deed of trust existing on said property executed by **Vanessa Salcedo and Agustin Salcedo**, as Trustor(s), **Aspen Title & Escrow, Inc.**, as Trustee, and **"MERS" is Mortgage Electronic Registration Systems, Inc.**, acting solely as a nominee for **BCK Capital, Inc.**, the Beneficiary; which was recorded on **2/27/2007**, as Instrument No. **2007-003299** in the Official Records of **KLAMATH** County, **OR**, and thereafter assigned to **FEDERAL NATIONAL MORTGAGE ASSOCIATION** by the assignment;

That Grantors believe that the consideration given is adequate for the real property so deeded in that the fair market value of the property is not in excess of the indebtedness of grantors as of the date hereof;

That the parties intend that the deed of trust or mortgage survive and not merge with the fee interest transferred by the Grant Deed;

That the Grantors were solvent at the time of making said Grant Deed;

This Affidavit is made for the benefit of the Grantee in said Grant Deed, **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, its successor and assigns, and all other parties hereafter dealing with or who may acquire any interest in the property herein described and particularly for the benefit of the title insurer which insures the title to said property in reliance thereon;

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

That the undersigned 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 set forth herein.

Dated: 12/19/2012

By: Vanessa Salcedo
VANESSA SALCEDO

By: Agustin Salcedo
AGUSTIN SALCEDO

State of: Oregon
County of: Klamath ss

On Dec 19, 2012, before me, Darlene M. Bellon personally appeared **Vanessa Salcedo and Agustin Salcedo**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person 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, and that by his/her/their signature on the instrument, the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]
Notary Public

