

2013-006847

Klamath County, Oregon

06/18/2013 09:15:16 AM

Fee: \$47.00

RECORDING REQUESTED BY:

T.D. SERVICE COMPANY

LAWYERS TITLE COMPANY

AFTER RECORDING MAIL TO:

BANK OF AMERICA, N.A.

5401 N. BEACH STREET

FORT WORTH, TX 76137

SEND TAX STATEMENTS TO:

BANK OF AMERICA, N.A.

5401 N. BEACH STREET

FORT WORTH, TX 76137

WARRANTY DEED

5913275

APN: 4110-002DD-04800-000

FILE #: DL48826

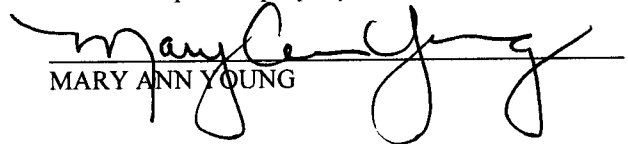
LOAN #: 188517606

THE GRANTOR, MARY ANN YOUNG, for good and valuable consideration, conveys and warrants to FEDERAL NATIONAL MORTGAGE ASSOCIATION the following described real estate situate in the County of KLAMATH, State of OREGON:

LOT 4, BLOCK 23, ORIGINAL TOWN OF MERRILL, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

The Grantee by accepting and recording the Deed does not intend a merger of its interest under that certain deed of trust recorded under **INSTRUMENT NO. 2008-001576** records of KLAMATH County with the fee title herein conveyed to take place and it is the intention of the parties that the property above-described shall remain subject to the lien of said deed of trust which lien shall remain a first lien upon the property.

Dated: April 12, 2013


MARY ANN YOUNG

State of

Oregon

County of

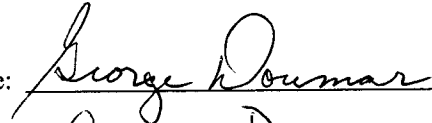
Klamath

I certify that I know or have satisfactory evidence that Mary Ann Young

Is/are the person(s) who appeared before me and said person(s) acknowledged that they signed this instrument and acknowledged it as the free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: April 12, 2013

Signature:

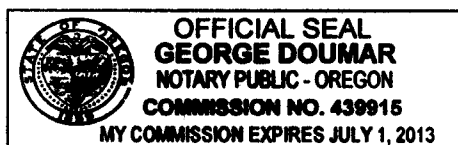


Printed Name:

George Doumar

My commission expires:

July 01, 2013



ESTOPPEL AFFIDAVIT
Affidavit of Individual Giving Deed in Lieu of Foreclosure

APN: 4110-002DD-04800-000 FILE #: DL48826 LOAN #: 188517606

STATE OF Oregon
COUNTY OF Klamath

MARY ANN YOUNG being first duly sworn, each for himself and herself, deposes and says: That they are the identical parties who made, executed and delivered that certain deed to **FEDERAL NATIONAL MORTGAGE ASSOCIATION** dated 12th day of April 2013, conveying the following described property, to wit:

LOT 4, BLOCK 23, ORIGINAL TOWN OF MERRILL, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

That the aforesaid deed is intended to be and is an absolute conveyance of the title to said premises to the grantee named therein, and was not and is not now intended as mortgage, trust, conveyance, or security of any kind; that it was the intention of affiants as grantors in said deed to convey, and by said deed these affiants did convey to the grantee therein all their right, title, and interest absolutely in and to said premises; that possession of said premises has been surrendered to the grantee;

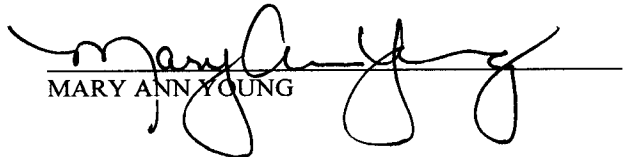
That in the execution and delivery of said deed affiants were not acting under any misapprehension as to the affect thereof, and acted freely and voluntarily and were not acting under coercion or duress;

That the consideration for said deed was and is payment to the affiants of the sum of \$ -0-, by grantee, and the full cancellation of all debts, obligations, costs, and charges secured by that certain Deed of Trust heretofore existing on said property executed by **MARY ANN YOUNG**, Trustor, to **FIDELITY NATIONAL TITLE INSURANCE CO.**, as Trustee, for **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) ACTING SOLELY AS NOMINEE FOR COUNTRYWIDE BANK, FSB ITS SUCCESSORS AND ASSIGNS**, As Beneficiary, dated **JANUARY 26, 2008**, and recorded as **INSTRUMENT NO. 2008-001576**, of Official Records, of the County of **KLAMATH, Oregon**, and the reconveyance of said property under said Deed of Trust; that at the time of making said deed, affiants believed and now believe that the aforesaid consideration therefore represents the fair value of the property so deeded;

This affidavit is made for the protection and benefit of the grantee in said deed, his successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property herein described, and particularly for the benefit of the **LAWYER'S TITLE COMPANY**, which is about to insure the title to said property in reliance thereon, and any other title company which may hereafter insure the title to said property;

That affiants, and each of them 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 hereinabove set forth.

Dated: April 12th, 2013


MARY ANN YOUNG

State of Oregon

County of Klamath

I certify that I know or have satisfactory evidence that Mary Ann Young
Is/are the person(s) who appeared before me and said person(s) acknowledged that they signed this instrument and
acknowledged it as the free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: April 12th, 2013

Signature: George Doumar

Printed Name: George Doumar

My commission expires: July 01, 2013

