

AFTER RECORDING RETURN TO:
 Gary L. Blacklidge, Esq.
 Greene & Markley, P.C.
 1515 SW Fifth Ave. Suite 600
 Portland, OR 97201

SEND ALL TAX STATEMENTS TO:
Troubled Asset Solutions, LLC
13311 NW Mason Hill Road
North Plains, OR 97133

2013-010830
Klamath County, Oregon
09/24/2013 11:39:26 AM
Fee: \$52.00

NON-MERGER DEED IN LIEU OF FORECLOSURE

GRANTOR: **EDDIE WILCHER**, also known as **EDDIE L. WILCHER** ("Grantor")

GRANTEE: **TROUBLED ASSET SOLUTIONS, LLC, in its capacity as Receiver for The Mortgage Exchange, Inc., Washington County Circuit Court Case No. C112822CV ("Grantee")**

TRUE AND ACTUAL CONSIDERATION: Other value.

Grantor conveys to Grantee all of the Grantor's right, title and interest in and to that certain real property, being more particularly described on the Exhibit A attached hereto and made a part hereof (the "Property").

This deed is absolute in effect and conveys fee simple title to the Property to Grantee and does not operate as a mortgage, trust conveyance or security of any kind. Grantee shall be entitled to immediate possession of the Property upon acceptance of this deed.

This deed does not constitute a merger of the fee simple title and the lien of that certain trust deed recorded July 18, 2007, in the Records of Klamath County, Oregon as Document No. 2007-012776 (the "Deed of Trust"). The fee simple title and the lien of the Deed of Trust shall hereafter remain separate and distinct until Grantee merges those interests with a separate instrument. Grantee does not assume any prior liens or obligations secured by the Property, except as may be required by applicable law.

Grantee agrees that it will forever forbear taking any action whatsoever to collect against the Grantor or any guarantor on the indebtedness secured by the Deed of Trust other than by foreclosure of the Deed of Trust against the Property and that in any such proceeding Grantee will not seek or obtain a deficiency judgment, costs or attorney fees against Grantor or any guarantor. Other than as set forth in this paragraph, the debt secured by the Deed of Trust against the Property is not satisfied or forgiven.


Grantor hereby waives, surrenders, conveys and relinquishes any equity of redemption and all statutory rights of redemption in respect to the Property. Grantor acknowledges that Grantor has executed and delivered this deed voluntarily and that Grantor is not acting under any misapprehension, fraud, undue influence or duress.

The true and actual consideration for this instrument is the Grantee's agreement not to pursue any deficiency judgment, costs or attorney fees against Grantor or any guarantor, or any action solely against Grantor on the note secured by the Deed of Trust, and other good and valuable consideration.

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.

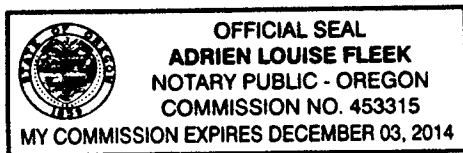
DATED: 8-27-, 2013.


Eddie L. Wilcher, aka Eddie Wilcher

STATE OF OREGON)
County of Wiamath) ss.

This instrument was acknowledged before me on this 29 day of August, 2013, by Eddie L. Wilcher, also known as Eddie Wilcher.


Notary Public for Oregon



G:\clients\7225-002\Wilcher Property\O Deed in Lieu

Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

PARCEL 3:

TOWNSHIP 40 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON:

SECTION 6: THAT PORTION OF GOVERNMENT LOT 7 LYING WESTERLY OF KENO-WORDEN HIGHWAY EXCEPTING THEREFROM:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 40 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN; THENCE NORTH 300 FEET; THENCE EAST TO THE MEANDER LINE OF THE SWAMP; SAME BEING THE WESTERLY BOUNDARY OF THE C.V. NELSON PROPERTY; THENCE SOUTHEASTERLY ALONG SAID MEANDER LINE TO THE SECTION LINE BETWEEN SECTIONS 6 AND 7 OF SAID TOWNSHIP AND RANGE; THENCE WEST TO THE PLACE OF BEGINNING, KLAMATH COUNTY, OREGON.

SECTION 7: NORTH 1/2 NORTHWEST 1/4 AND SOUTHWEST 1/4 NORTHWEST 1/4.

PARCEL 4:

Government Lots 1, 2, 3 and 4 Section 18, Township 41 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.