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2013-012158

Klamath County, Oregon



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10/29/2013 01:17:18 PM

Fee: \$47.00

**RECORDING COVER SHEET (Please Print or Type)**

This cover sheet has been prepared by the person presenting the attached instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

**AFTER RECORDING RETURN TO:**

**GREEN TREE SERVICING, LLC**  
**7360 S. KYRENE ROAD**  
**TEMPE, AZ 85283**

DIL # 001306-000032

**TITLE(S) OF THE TRANSACTION(S) ORS 205.234a**  
**WARRANTY DEED IN LIEU OF FORECLOSURE**

**DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160:**

**Grantor**

MARK T. HEATER  
57100 BEAVER DRIVE, BLDG 5  
SUNRIVER, OR 97707

MISTY A. HEATER  
57100 BEAVER DRIVE, BLDG 5  
SUNRIVER, OR 97707

**INDIRECT PARTY / GRANTEE(S) ORS 205.125(1) and 205.160:**

**Grantee: FEDERAL NATIONAL MORTGAGE ASSOCIATION**  
P.O. BOX 650043  
DALLAS, TX 75265

**TRUE AND ACTUAL CONSIDERATION ORS 93.030: \$229,867.96**

**SEND TAX STATEMENTS TO:**

**GREEN TREE SERVICING, LLC**  
**7360 S. KYRENE ROAD**  
**TEMPE, AZ 85283**

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62-P

Recorded Requested By  
And When Recorded Mail To:

GREEN TREE SERVICING, LLC  
7360 S. KYRENE ROAD  
TEMPE, AZ 85283

DIL No: 001306-000032  
Loan No: 89474170

**WARRANTY DEED IN LIEU OF FORECLOSURE**

FOR VALUE RECEIVED, **MISTY A. HEATER AND MARK T. HEATER AS TENANTS BY THE ENTIRETY**, as grantors, do hereby Grant, Warrant, Sell and Convey unto **FEDERAL NATIONAL MORTGAGE ASSOCIATION** The Grantee, the following described real estate free of encumbrances (except as set forth herein), to-wit:

**SEE ATTACHED EXHIBIT "A"**

This Deed is an absolute conveyance of title, in effect as well as in form and is not intended as a mortgage, trust conveyance, or security of any kind. The consideration hereto existing on account of the Deed of Trust on said land recorded on November 27, 2007 as Instrument No. 2007-019984, book N/A, page N/A records of Klamath County, OREGON. This Deed completely satisfies said Deed of Trust and Note secured thereby, and any effect thereof in all respects.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee their successors, heir and assigns forever. And the Grantors do hereby covenant to and with the said Grantee, that they are the owners in fee simple of said premises; that they are free from all encumbrances and that they will warrant and defend the same from all lawful claims whatsoever.

DATED: 7-24-2013

SIGNATURE OF GRANTOR(S):

Mark T. Heater  
MARK T. HEATER

Misty A. Heater  
MISTY A. HEATER

State of OREGON  
County of DESCHUTES

On JULY 24, 2013 before me, JAMES D ELLIOTT  
a Notary Public, personally appeared MARK T. HEATER AND MISTY A. HEATER  
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 OREGON that the foregoing paragraph is true and correct. WITNESS my hand and official seal

Signature James D Elliott

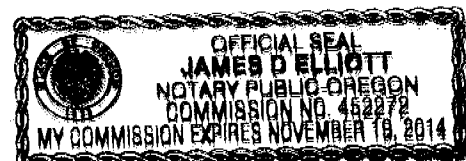


EXHIBIT "A"

A PORTION OF LOT 1, PINNEY'S ACRES, IN THE COUNTY OF KLAMATH, STATE OF OREGON,  
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SOUTHWEST CORNER OF SAID LOT 1; THENCE N. 40° 38' 35" E. , 311.99 FEET  
TO A 5/8 INCH IRON ROD; THENCE S. 89° 21' 15" E., 107.50 FEET TO A 5/8 INCH IRON ROD;  
THENCE S. 00° 38' 45" W., 288.78 FEET TO AN IRON ROD ON THE SOUTH LINE OF SAID LOT 1;  
THENCE N. 89° 17' 00" W., ALONG THE SOUTH LINE OF SAID LOT, 308.03 FEET TO THE POINT OF  
BEGINNING.

TOGETHER WITH ACCESS EASEMENT AS CONTAINED IN WARRANTY DEED, DATED JANUARY 6,  
1981, RECORDED JANUARY 12, 1981 IN VOLUME M81 PAGE 476, RECORDS OF KLAMATH  
COUNTY, OREGON, AS FOLLOWS:

A 30 FOOT WIDE STRIP OF LAND FOR ACCESS LYING ADJACENT TO AND EASTERLY FROM THE  
WEST LINE OF THE ABOVE DESCRIBED PARCEL BOUND ON THE NORTH AND SOUTH BY THE  
RESPECTIVE NORTH AND SOUTH PROPERTY LINES OF SAID PARCEL.