

2014-001439

Klamath County, Oregon



02/20/2014 09:18:40 AM

Fee: \$47.00

Grantor:
Pam S. Frisby, a single woman
(AKA Pam S. White/Harris, a married woman)

Grantee:
Eric Lee Niemeyer

After recording return to:
Eric Lee Niemeyer
601 Willamette Ave
Medford, OR, 97504

Until a change is requested,
mail all tax statements to the address above.

BARGAIN AND SALE DEED IN LIEU OF FORECLOSURE

Pam S. Frisby, a single woman (AKA Pam S. White/Harris, a married woman), hereinafter called the "Grantor", has received good and valuable consideration from Eric Lee Niemeyer, hereinafter called "Grantee", and does now grant, bargain, sell and convey unto said Grantee and Grantee's successors and assigns, that certain real property, with the tenements, hereditaments, appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as:

Lot 46, Tract 1417 - EIGHTH ADDITION TO NORTH HILLS - PHASE 1, according to the official plat on file in the office of the Klamath County Clerk in Oregon (PROPERTY),
to have and to hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

Grantor hereby covenants to and with said Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee simple of PROPERTY. Grantor covenants that this deed is absolute in effect and conveys fee simple title of the above described real property to the Grantee, and does not operate as a mortgage, trust conveyance or security of any kind.

This deed does not result in a merger of fee ownership and liens of the following:

Trust Deeds, including the terms and provisions thereof, given to secure promissory notes in the amount of \$15,000 and \$70,000 with interest thereon;

Dated: 09-04-12 and 11-06-13

Recorded: 09-04-12 and 11-06-13 as documents No. 2012- 009720 and 2013-012482 in the records of Klamath County.

Grantor: Pam S. Frisby, a single woman (AKA Pam S. White/Harris, a married woman)

Trustee: Eric Lee Niemeyer

Beneficiary: Eric Lee Niemeyer

Attorney Lien, including the terms and provisions thereof, recorded to secure the payment of attorney fees in the amount \$29,215.20;

Dated: 11-27-13

Recorded: 12-03-13 as document No. 2013- 013287 in the records of Klamath County.

By acceptance of this deed, Grantee covenants and agrees that Grantee shall forever forebear taking any action whatsoever to collect against Grantor on the promissory note given to secure the trust deed OR lien described above, other than by foreclosure of that trust deed or lien. In any proceeding to foreclose the trust deed or lien, Grantee shall not seek, obtain or permit a deficiency judgment against Grantor, or Grantor's heirs or assigns, such rights and remedies being hereby waived. Grantor does hereby waive, surrender, convey and relinquish any equity of redemption and statutory rights of redemption concerning PROPERTY and trust deed described above. Grantor is not acting under any misapprehension as to the

legal effect of this deed nor under any duress, undue influence or misrepresentation of Grantee, Grantee's agents or attorney's, or any other person.

In construing this deed, and where the context so requires, the singular includes the plural, and all grammatical changes shall be implied to make the provisions hereof apply to corporations and individuals. Grantee shall not be deemed to have accepted this deed until such acceptance is acknowledged by Grantee's execution of this deed as provided below and by the subsequent recording of this deed at Grantee's request.

Per ORS 93.040 the parties are notified that, 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.

IN WITNESS WHEREOF, the Grantor voluntarily signs this instrument,

Pam S. Frisby

Pam S. Frisby, a single woman (AKA Pam S. White/Harris, a married woman)

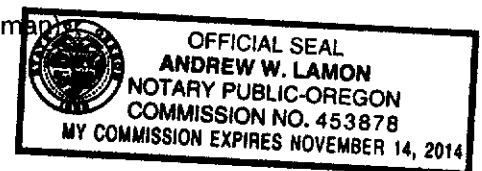
STATE OF OREGON

)
) ss.
)

County of Klamath

Pam S. Frisby, a single woman (AKA Pam S. White/Harris, a married woman) signed and acknowledged this instrument before me on,

DATE: 2-15-14



[Signature]
Signed
Notary Public for Oregon

My Commission Expires: Nov. 14 2014

Grantee accepts this Deed on,

DATE: 2-15-14

[Signature]
Eric Lee Niemeyer, Grantee