

2014-002370
Klamath County, Oregon
03/20/2014 12:01:25 PM
Fee: \$67.00

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.

**THIS SPACE RESERVED FOR
USE BY THE COUNTY
RECORDING OFFICE**

AFTER RECORDING RETURN TO:

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

DIL # 001360-000023

**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

CHARLES G. WARD JR
410 S 1ST ST SPC 149
EL CAJON CA 92019

See Exhibit "B"

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: 128,537.07

SEND TAX STATEMENTS TO:

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

Recorded Requested By
And When Recorded Mail To:

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

DIL No: 001360-000023
Loan No: 62269187

WARRANTY DEED IN LIEU OF FORECLOSURE

FOR VALUE RECEIVED, **CHARLES G. WARD JR., A SINGLE MAN**, as grantor, 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 August 17, 2007 as Instrument No. 2007-014600, 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: 24 FEBRUARY 2014

SIGNATURE OF GRANTOR(S):

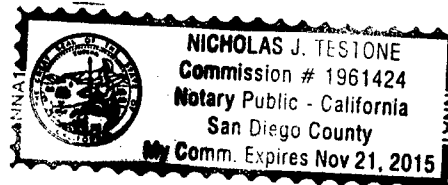
Charles G. Ward Jr.
CHARLES G. WARD JR.

State of California

County of San Diego

On February 24th 2014 before me, Nicholas J Testone,
a Notary Public, personally appeared Charles G. Ward Jr.,
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 California that the foregoing
paragraph is true and correct. WITNESS my hand and official seal (Seal)

Signature Nicholas J Testone



DIL NO. 001360-000023

EXHIBIT "A"

LOTS 6, 7 AND 8, BLOCK 12, CHILOQUIN DRIVE ADDITION TO CHILOQUIN, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

Recorded Requested By
And When Recorded Mail To:
GREEN TREE SERVICING LLC
7360 S. KYRENE ROAD
TEMPE, AZ 85283

DIL No: 001360-000023
Loan No: 62269187

Exhibit "B"

ESTOPPEL AFFIDAVIT

CHARLES G. WARD JR., A SINGLE MAN being first duly sworn, depose and say: That he/she/they is/are the identical party who made, executed and delivered that certain Warranty Deed in Lieu of Foreclosure to **FEDERAL NATIONAL MORTGAGE ASSOCIATION** dated 24 FEBRUARY 2014 conveying the following described property to wit:

SEE ATTACHED EXHIBIT "A"

That the aforementioned Deed was an absolute conveyance of the title to said land to the Grantee(s) named therein. In effect as well as in form, and was not and is not intended as a Deed of Trust, Mortgage, Contract of security of any kind, and that possession of said land has been surrendered to the said Grantee.

That this consideration in the aforesaid Deed was and is payment to us of the sum of ONE DOLLAR by the Grantees named therein receipt of which is hereby acknowledged, together with full cancellation of all debts, obligation, costs and charges, heretofore existing under and by virtue of the terms of that certain Note secured by the undersigned Deed of Trust heretofore existing on the property herein and hereinbefore described.

That said Note and Deed of Trust were executed by **CHARLES G. WARD JR. AND JOANNE M. BERDEEN, NOT AS TENANTS IN COMMON, BUT WITH RIGHTS OF SURVIVORSHIP** as Grantor to **ASPEN TITLE & ESCROW**, as original trustee for the benefit and security of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC AS NOMINEE FOR GATEWAY BUSINESS BANK, DBA MISSION HILLS MORTGAGE BANKERS**, as beneficiary, recorded on **August 17, 2007** as Instrument No. **2007-014600**, book **N/A**, page **N/A** records of **Klamath County, OREGON**.

We have defaulted under the terms of said Note and Deed of Trust. All notice provisions have been complied with and all grace periods have either expired or have been waived by us and the Lender has declared the Note and all indebtedness under the Note and Deed of Trust due and payable according to the terms thereof and the laws of the State of Oregon.

That in offering to execute the aforesaid Deed to the Grantees therein, and in executing the same, we were not acting under any misapprehension as to the effects thereof, nor under duress, undue influence or misrepresentation by the Grantees or the agent or attorney of the Grantees in said Deed. That the aforesaid Deed was made as a result of our request that the Grantees accept such Deed and was our free and voluntary act. Also by executing said Warranty Deed to Grantee's herein, we agree to vacate said premises within ten (10) days of the undersigned date.

That at the time of making said Deed we felt, and still feel, that the Note and Deed of Trust above mentioned represented a fair value of the property so deeded.

That we are solvent and have no other creditors whose rights would be prejudiced by said conveyance. The Deed was not given as preference against any other of our creditors.

ESTOPPEL AFFIDAVIT
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That at the time it was given there were no other persons, firms or corporations other than the Grantees therein named interested either directly or indirectly in said land and personal property, and that we are not obligated upon any bond or other Mortgage or Deed of Trust or Contract where any lien has been created or exists against the premises described in said Deed.

That it was our intentions Grantors to convey, and by said Deed did convey to the Grantees therein, all our right, title and interest absolutely in and to the land in said Deed. This Affidavit was made for the protection and benefit of the aforesaid Grantees in said Deed, their successors and assigns, and all other parties hereinafter dealing with or who may acquire an interest in the property described therein and shall bind the respective heirs, executors, administrators and assigns of the undersigned.

DATED: 24 FEBRUARY 2014

Charles G. Ward Jr.
CHARLES G. WARD JR.

State of California
County of San Diego

On February 24th, 2014 before me, Nicholas J. Testone,

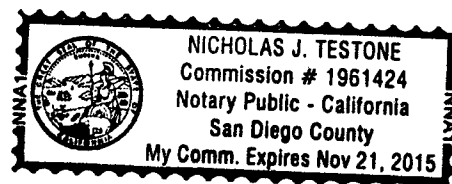
a Notary Public, personally appeared

Charles G. Ward Jr.
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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature Nicholas J. Testone

(Seal)



DIL NO. 001360-000023

EXHIBIT "A"

LOTS 6, 7 AND 8, BLOCK 12, CHILOQUIN DRIVE ADDITION TO CHILOQUIN, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.