

**2014-003683**

**Klamath County, Oregon**

**04/21/2014 09:23:31 AM**

**Fee: \$52.00**

**AFTER RECORDING RETURN TO:**

**ROUTH CRABTREE OLSEN, P.S.**

Attn: John Thomas

511 SW 10<sup>th</sup> Ave., Ste. 400

Portland, OR 97205

Ref: 7935.80003

*BID 200534*

**Document Title(s):**

Quit Claim Deed

**Reference Number(s) of Documents assigned or released:**

2009-006004

**Grantor:**

Edwin Chavez and Kari Chavez

**Grantee:**

CP-SRMOF II 2012-A Trust, U.S. Bank Trust National Association, not in its individual capacity but solely as Trustee

**Legal Description as follows:**

Lot 5, Block 114, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

# QUIT CLAIM DEED

The GRANTORS, Edwin Chavez and Kari Chavez, in and for valuable consideration, the receipt of which is hereby acknowledged, conveys and quit claims to CP-SRMOF II 2012-A Trust, U.S. Bank Trust National Association, not in its individual capacity but solely as Trustee the following described real estate, situated in the County of Klamath, State of Oregon, together with all after acquired title of the grantor(s) therein:

Lot 5, Block 114, BUENA VISTA ADDITION to the City of Klamath Falls,  
according to the official plat thereof on file in the office of the County Clerk of  
Klamath County, Oregon.

Commonly known as: 1420 California Avenue, Klamath Falls, Oregon 97601.

**PURPOSE:** Grantors, through this Quit Claim Deed, acknowledge that they hold and own statutory rights of redemption pursuant to ORS 18.963 et. seq., that arise from the Sheriff's Sale of the above referenced property which occurred on the October 28, 2013. Grantors further acknowledge that for valuable consideration, they hereby knowingly waive any redemption rights and sell and convey to Grantee any and all redemption rights in the above referenced property.

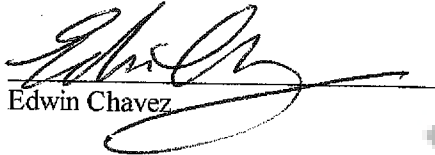
ANTI-MERGER PROVISION AFFECTING JUNIOR LIENHOLDERS: The Grantee by accepting and recording this Deed does not intend a merger of its interest under that certain Deed of Trust recorded under Auditor's File No. 2009-006004, in the official records of Klamath

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County Oregon, 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 this 10 day of Feb, 2014.

By Grantor:

  
Edwin Chavez

Dated this 10 day of Feb, 2014.

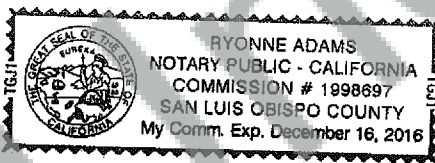
By Grantor:

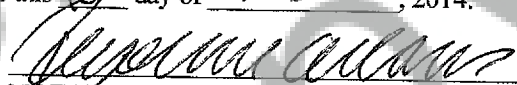
  
Kari Chavez

STATE OF California )  
 ) ss.  
COUNTY OF San Luis Obispo

On this date personally appeared before me Edwin Chavez and Kari Chavez, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same of their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND SEAL this 10 day of Feb, 2014.



  
NOTARY PUBLIC in and for the State of California  
residing at 179 N. 15th St. Paso Robles CA 93426  
My Commission expires: Dec 16, 2016

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