

18 2174860

RECORDING REQUESTED BY

2014-005807

Klamath County, Oregon

06/02/2014 12:21:49 PM

Fee: \$52.00

AND WHEN RECORDED MAIL TO
U.S. Dept. of HUD
Deval, LLC
1255 Corporate Drive
Irving, TX 75038

8373740

Space above this line for recorder's use

Trustee Sale No. 13-25955-23 **FHA Case # 431-3593843** Title Order No. 7029-2174860

DEED IN LIEU OF FORECLOSURE

The undersigned grantor(s) declare(s):

The Grantee was the foreclosing beneficiary.

The amount of consideration paid by Grantee is \$ 42,890.29

The amount of the debt with accrued interest is \$ 42,890.29

The Documentary Transfer Tax:

None Due


Hallie E. Cox

FOR GOOD and VALUABLE CONSIDERATION RECEIVED receipt of which is hereby acknowledged,

Morris Brewer

hereby **GRANTS, BARGAINS, SELLS and CONVEYS** unto:

**THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, WASHINGTON D.C.,
his/her Successors or Assigns.**

The following described real property: APN: R-3809-029CB-07200

PIQ: 317 Donald Street
Klamath Falls, OR 97601

The Easterly 40 feet of Lot 6 and the Easterly 40 feet of the Southerly 25 feet of Lot 5 in Block 90 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This Deed is an absolute conveyance, the grantor(s) having sold said land to the grantee for a fair and adequate consideration, such consideration, in addition to that above recited, being full satisfaction of all obligations secured by the Deed of Trust executed by: Morris Brewer, the Borrower's, Recorded on 09/26/2001 in Volume M01 Page 49157, Official Records of Klamath County, Oregon.

F.
57.00

Grantor(s) declares that this conveyance is freely and fairly made, and that there are no agreements, oral or written; or other than this Deed and the attached (Estoppel Affidavit) between grantor(s) and grantee with respect to said land.

Dated: 5/12/2014

GRANTEE/S:

M. Brewer
Morris Brewer

STATE OF OR

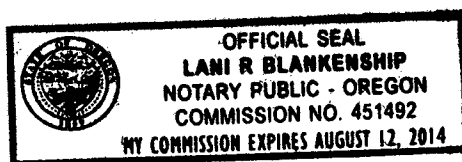
COUNTY OF Klamath

On 5/12/14 before me, Lani Blankenship, a Notary Public in and for said county, personally appeared Morris Brewer, 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.

Lani R Blankenship
Notary of said State and County



ESTOPPEL AFFIDAVIT

Morris Brewer, is the same party who made, executed, and delivered that certain Deed of Trust Assigned to to The Secretary of Housing & Urban Development, His/Her Successors or Assign, conveying that certain property which is more fully described in the afore described Deed of Trust on page (1) one of this document.

THE AFFIANTS is/are now and at all times herein mentioned is/are the same as shown above.

The aforesaid Deed in Lieu of Foreclosure is intended to be and is an absolute conveyance of the title to said premises to the grantee named therein, and was not and is not now intended as a mortgage, trust conveyance, or security of any kind; that it was the intention of the affiants as grantors in said deed to convey, and said deed these affiants did convey to the grantee therein all their rights, title and interest absolutely in and to said premises; that possession of said premises has been surrendered to the grantee;

That in the execution of and delivery of said deed, affiants were not acting under any misapprehension as to the effect thereof, and acted freely and voluntarily and were not acting under coercion or duress;

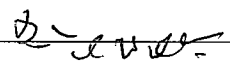
That consideration for said deed was and is payment to affiants in the sum of **\$0.00** by grantee, and the full cancellation of all debts, obligations, costs, and charges secured by that certain deed of trust heretofore existing on said property executed by: Morris Brewer and Assigned to **The Secretary of Housing and Urban Development, Washington D.C.**, His/Her Successors or Assigns by Assignment recorded **06/01/2011** as Instrument No. 2011-006689, records of **Klamath** County, Oregon and the Reconveyance of said property under said deed of trust; that at the time of making said deed, affiant believed and now believes the aforesaid consideration represents at least the fair value of the property so deeded.

This affidavit is made for the protection and benefit of the Grantee in said deed, his successors and assigns, and all other parties hereinafter dealing with or who may acquire an interest in the property herein described.

THE AFFIANT HEREIN AND EACH OF THEM WILL TESTIFY, DECLARE, DEPOSE OR CERTIFY BEFORE ANY COMPETENT TRIBUNAL, OFFICER, OR PERSON IN ANY CASE NOW PENDING OR WHICH MAY HEREAFTER BE INSTITUTED, TO THE TRUTH OF THE PARTICULAR FACTS HEREINABOVE SET FORTH.

Dated: 5/12/14

Grantor:

Morris Brewer 
Morris Brewer

Grantee:

The Secretary of Housing and Urban Development

By Hallie E. Cox
Hallie E. Cox
Cimarron Service Corp of Nevada, Authorized Agent