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07/01/2014 10:28:42 AM

Fee: \$57.00

AFTER RECORDING RETURN TO:
HENDRIX BRINICH &
BERTALAN, LLP
716 NW Harriman St
Bend, OR 97701 // 541.382.4980

**DEED IN LIEU OF FORECLOSURE
(NO MERGER)**

Until a change is requested
all tax statements shall be
sent to the following address:

Cecil + Norma Tucker, Trustees
1085 Third St.
Gervais, OR 97532

RUSSELL LEONARD MINTON, JR. and DALINDA COLLEEN MINTON,
as tenants by the entirety, GRANTOR, grants, bargains, sells and conveys fee simple
title to PAUL MOORE, GRANTEE, of the following described real property:

S ½ NW ¼ NW ¼ NW ¼ of Section 19, T25S, R8E WM, Klamath
County, Oregon also known as Lot 25 of Land Partition recorded in
Volume M75, Page 16262, Microfilm Records of Klamath County,
Oregon. Taxlot 2508-01900-01200-000.

Free of all encumbrances except the trust deed executed to Grantee dated April
3, 2012, and recorded 2012-003603 (4.6.2012) and rerecorded 2012-004193 (4.23.12)
official records of Klamath County, Oregon ("Trust Deed") which said Trust Deed is
currently in default as is the Forbearance Agreement dated December 13, 2013.

THIS DEED does not effect a merger of the fee ownership and the lien of the
Trust Deed described above. The fee title and Trust Deed shall hereafter remain
separate and distinct.

IN CONSIDERATION of not foreclosing the Trust Deed described above and
Grantee's waiver of the right to claim reasonable attorney fees and any deficiency
amount other than as separately agreed to between Grantor and Grantee, Grantor
makes this conveyance and Grantee may retain all payments previously made on the
secured debt with no duty to account therefore.

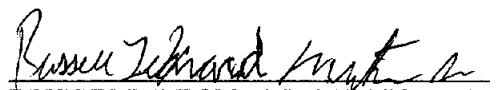
By acceptance of this deed, Grantee covenants and agrees that it shall forever
forbear taking any action whatsoever to collect against Grantor on the promissory note
given to secure the Trust Deed described above, other than by foreclosure of that Trust
Deed, and that in any proceeding to foreclose the Trust Deed Grantee shall not seek,
obtain, or permit a deficiency judgment against Grantor, or their heirs, assigns and
Grantee's rights to do so are waived.

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, attorneys, or other persons.

Grantor waives, surrenders, conveys, and relinquishes any equity of redemption and statutory rights of redemption concerning the real property and trust deed described above, and any notices it might otherwise be entitled to in the event Grantee's trust deed described above is foreclosed. **GRANTOR HEREBY SURRENDERS POSSESSION OF THE PREMISES TO GRANTEE.**

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 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

This Deed is intended to be and is an absolute conveyance of the title to the Property to the Grantee and was not and is not now intended as a mortgage, trust deed, or security instrument of any kind. It is the intention of Grantor in said deed to convey to the Grantee all of Grantor's right, title and interest absolutely in and to the Property.


RUSSELL LEONARD MINTON, JR.
Leonard


DALINDA COLLEEN MINTON



STATE OF OREGON)
) ss.
County of Lane)

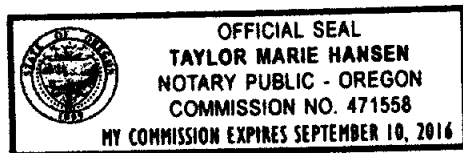
The foregoing instrument was acknowledged before me by RUSSELL LEONARD MINTON, JR., this 16 day of June, 2014.



Notary Public for Oregon
My Commission Expires:
9.10.16

STATE OF OREGON)
) ss.
County of Lane)

The foregoing instrument was acknowledged before me by DALINDA COLLEEN MINTON, this 16 day of June, 2014.



Notary Public for Oregon
My Commission Expires:
9.10.16