

2014-008874

Klamath County, Oregon



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08/26/2014 03:00:34 PM

Fee: \$47.00

After recording, return to:  
Robert Smejkal, P.C.  
PO Box 1758  
EUGENE OR 97440

Until Change is Requested,  
Mail tax statements to:  
Jonny B. Watson  
38533 Jasper Lowell Road  
FALL CREEK OR 97438

Returned @ Counter

### DEED IN LIEU OF FORECLOSURE

OTIS MANDY and TINA MANDY, husband and wife, Grantors, hereby convey to JONNY B. WATSON, Grantee, that certain real property located in Klamath County, Oregon, and more particularly described as follows:

"Lots 233, 234, 235, 236 and 237, Resubdivision of Southerly Portion of Tracts B and C, Frontier Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon."

This Deed in Lieu of Foreclosure is absolute in effect and conveys fee simple title of the land and improvements described above to the Grantee, and does not operate as a mortgage, trust conveyance or security device of any kind. This Deed in Lieu of Foreclosure does not effect a merger of the fee ownership and the lien of the Trust Deed described below. The fee and lien shall hereafter remain separate and distinct.

Grantors hereby waive, surrender, covey and relinquish any equity of redemption and any statutory rights of redemption concerning the real property described above and the Trust Deed described below.

Grantors are not acting under misapprehension as to the legal effect of this Deed in Lieu of Foreclosure, nor under any duress, undue influence, or misrepresentation of the Grantee, the attorney or agent of the Grantee, or any other person.

By acceptance of this Deed in Lieu of Foreclosure, and as consideration therefor, Grantee covenants and agrees that Grantee shall forever forebear from taking any action whatsoever to collect against Grantors in the performance of a Trust Deed in which OTIS MANDY and TINA MANDY, husband and wife, are Grantors and JONNY B. WATSON is beneficiary dated November 21, 2012, recorded December 3, 2012, Recorder's No. 2012-013345, Official Records of Klamath

County, Oregon, other than by foreclosure of the foregoing Trust Deed, and that in any proceeding to foreclose the Trust Deed, Grantee shall not seek, obtain or permit a deficiency judgment against the Grantors, such rights and remedies being hereby waived.

In construing this Deed in Lieu of Foreclosure, and where the context so requires, the singular shall include the plural.

DATED this 26 day of August, 2014.

Otis Mandy  
Otis Mandy

Tina Mandy  
Tina Mandy

STATE OF OREGON, County of Klamath ) ss.

Personally appeared before me on the 26<sup>th</sup> day of August, 2014, the above named Otis Mandy, and acknowledged the foregoing Deed in Lieu of Foreclosure to be his voluntary act and deed.



Meli Ann Trujillo  
NOTARY PUBLIC FOR OREGON

STATE OF OREGON, County of Klamath ) ss.

Personally appeared before me on the 26<sup>th</sup> day of August, 2014, the above named Tina Mandy, and acknowledged the foregoing Deed in Lieu of Foreclosure to be her voluntary act and deed.



Meli Ann Trujillo  
NOTARY PUBLIC FOR OREGON