

2014-011975

Klamath County, Oregon

11/17/2014 01:26:14 PM

Fee: \$72.00

187 2292226

When recorded, mail to:

Robinson Tait, P.S.

Attn: Isabelle Evans

710 Second Avenue Suite 710

Seattle, WA 98104

STATUTORY WARRANTY DEED IN LIEU OF FORECLOSURE

THE GRANTORS, Scott G. Wallace and Joanne L. Wallace, for and in consideration of a deed in lieu of foreclosure of that certain Deed of Trust made by Scott G. Wallace and Joanne L. Wallace, as Grantors, in favor of Waterstone Mortgage, as Beneficiary, dated November 14, 2006 and recorded on November 16, 2006, as Instrument No. 2006-022962, records of Klamath County, Oregon, do hereby warrant and convey to c, the following described real property free of encumbrances except as specifically set forth herein:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A.

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

The true consideration for this conveyance is \$0.00.

F.
m-w

DATED: 10/8/14

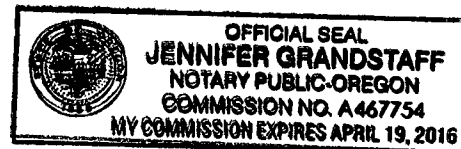
By Scott Wallace
Scott G. Wallace

STATE OF Oregon)
COUNTY OF Klamath) SS.

This instrument was acknowledged before me on ^{October}~~September~~ 8, 2014 by Scott G. Wallace

DATED: -10-8-2014

Jennifer Grandstaff
Name (typed or printed): Jennifer Grandstaff



NOTARY PUBLIC in and for the State of Oregon

Residing at 803 main st., Ste. 201 Klamath Falls, OR 97601

My appointment expires: 4-19-2016

DATED: 10-8-14

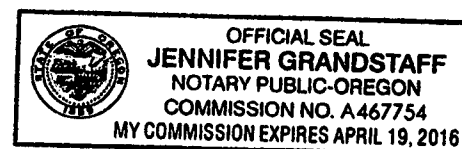
By Joanne Wallace
Joanne L. Wallace

STATE OF Oregon)
COUNTY OF Klamath) SS.

This instrument was acknowledged before me on ^{October}~~September~~ 8, 2014 by Joanne L. Wallace

DATED: 10-8-2014

Jennifer Grandstaff
Name (typed or printed): Jennifer Grandstaff

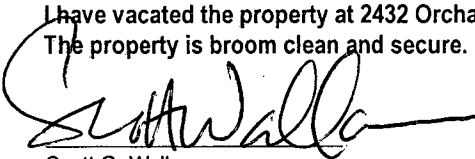


NOTARY PUBLIC in and for the State of Oregon

Residing at 803 main st., Ste. 201 Klamath Falls, OR 97601

My appointment expires: 4-19-2016

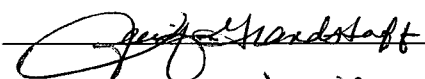
I have vacated the property at 2432 Orchard Ave, Klamath Falls, OR 97601 prior to executing this document.
The property is broom clean and secure. Possession may be taken by Ocwen Loan Servicing.

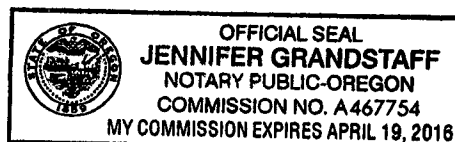

Scott G. Wallace

STATE OF Oregon)
COUNTY OF Klamath) SS.

This instrument was acknowledged before me on ^{October}~~September~~ 8, 2014 by Scott G. Wallace

DATED: 10-8-2014


Name (typed or printed): Jennifer Grandstaff



NOTARY PUBLIC in and for the State of Oregon

Residing at 803 main st., Ste. 201 Klamath Falls, OR 97601

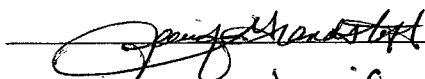
My appointment expires: 4-19-2016

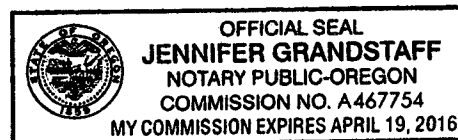

Joanne L. Wallace

STATE OF Oregon)
COUNTY OF Klamath) SS.

This instrument was acknowledged before me on ^{October}~~September~~ 8, 2014 by Joanne L. Wallace

DATED: 10-8-2014


Name (typed or printed): Jennifer Grandstaff



NOTARY PUBLIC in and for the State of Oregon

Residing at 803 main st., Ste. 201 Klamath Falls, OR 97601

My appointment expires: 4-19-2016

Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

ALL THAT PORTION OF LOT 21, BLOCK 125, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 21; THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF ORCHARD AVENUE, 42.5 FEET TO THE ANGLE IN THE STREET LINE; THENCE EASTERLY ALONG THE STREET LINE 3.3 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION, BEING ALSO THE CORNER OF LOT DEEDED TO E. M. CHILCOTE AND D. M. SMITH BY DEED RECORDED IN BOOK 133 AT PAGE 13; THENCE TO THE RIGHT AT AN ANGLE OF 70° 8' WITH THE SOUTHERLY LINE OF ORCHARD AVENUE, 66.4 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 21; THENCE SOUTHEASTERLY ALONG SAID LINE OF LOT 21, 16.7 FEET, MORE OR LESS, TO THE MOST SOUTHERLY CORNER OF TRACT DEEDED TO DUVAL MCKENNY, ET UX., BY DEED RECORDED IN SAID RECORD BOOK 128 AT PAGE 519; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LAST MENTIONED TRACT 38.3 FEET TO A POINT; THENCE NORTHWESTERLY ALONG THE SAID EAST LINE OF LAST MENTIONED TRACT 36.4 FEET TO THE SOUTHERLY LINE OF ORCHARD AVENUE; THENCE WEST ALONG SAID LINE OF ORCHARD AVENUE 36.7 FEET TO THE TRUE POINT OF BEGINNING, ALL ACCORDING TO THE SUBDIVISION PLAT OF SAID BLOCK 125, MILLS ADDITION.

ESTOPPEL AFFIDAVIT

State of Oregon)
County of Klamath) ss.

Scott G. Wallace and Joanne L. Wallace, being first duly sworn deposes and says:

That they are the identical party who made, executed, and delivered that certain Statutory Warranty Deed in Lieu of Foreclosure to Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-1 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2007-1, dated 10/8/14 conveying the following described property:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

That affiant Scott G. Wallace and Joanne L. Wallace is now, and at all times herein mentioned married.

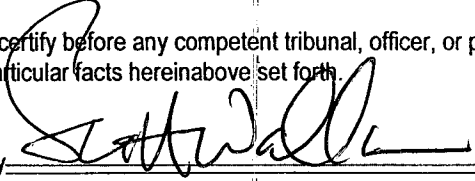
That the aforesaid deed is intended to be and is an absolute conveyance of the title of the premises to the grantee named therein, and was not and is not now intended as a mortgage, trust conveyance, or security of any kind; that it was the intention of affiant as grantor in the deed to convey, and by the deed the affiant did convey, to the grantee therein all his rights, title and interest absolutely in and to the premises; that possession of the premises has been surrendered to the grantee;

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

That the consideration for the deed was and is payment to affiant of the sum of \$0.00 by grantee, and the full cancellation of all debts, obligations, costs, and charges secured by the certain deed of trust heretofore existing on the property executed by: Scott G. Wallace and Joanne L. Wallace, grantor, to First American Title Insurance of Oregon, as trustee, for Waterstone Mortgage, and recorded on November 16, 2006, as Instrument No. 2006-022962, records of Klamath County, Oregon and the reconveyance of the property under the deed of trust; that at the time of making the deed, affiant believed and now believes that the aforesaid consideration therefore represents the fair value of the property so deeded;

This affidavit is made for the production and benefit any other title company that may hereafter insure the title to the property;

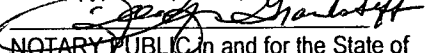
The affiant, will testify, declare, depose, or certify before any competent tribunal, officer, or person, in any case now pending or that may hereafter be instituted, to the truth of the particular facts hereinabove set forth.

DATED: 10/8/14 By 
Scott G. Wallace

I certify that I know or have satisfactory evidence that Scott G. Wallace is the person who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

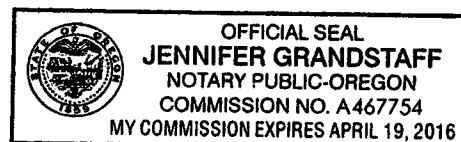
DATED: 10-8-2014

Jennifer Grandstaff
Name (typed or printed):


NOTARY PUBLIC in and for the State of Oregon
803 main st., st. 201 Klamath Falls, OR 97601

Residing at 4-19-2014

My appointment expires:



DATED: 10-8-14

By Joanne L. Wallace
Joanne L. Wallace

STATE OF Oregon

COUNTY OF Klamath

)
) SS.
)

I certify that I know or have satisfactory evidence that Joanne L. Wallace is the person who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

DATED: 10-8-2014

Jennifer Grandstaff
Name (typed or printed):

Jennifer Grandstaff
NOTARY PUBLIC in and for the State of Oregon
803 main st., Ste. 201 Klamath Falls, OR 97601

Residing at 4-19-2016

My appointment expires:

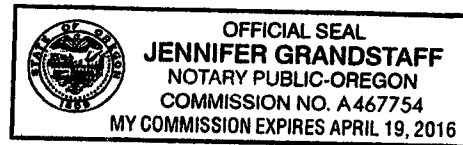


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