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11/18/2014 09:10:03 AM

Fee: \$47.00

AFFIDAVIT AND ESTOPPEL CERTIFICATE
(Deed in Lieu of Foreclosure)

State of Oregon, County of Klamath: ss:

I, Ben Jean Gilman, being first duly sworn, depose and say that:

(1) I am the grantor (herein "Grantor") that made, executed, and delivered that certain deed-in-lieu of foreclosure (herein "the Deed") to QUINN JACKSON and VICTORIA TAYLOR, (herein "the Grantee") dated November 6, 2014, recorded on November 18, 2014 as Recording Reference 2014 - 012007, records of the below referenced county in Oregon, conveying the following described property (herein "the Property"), to wit:

LOT 34 in BLOCK 3 in Tract 1046, ROUND LAKE ESTATE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

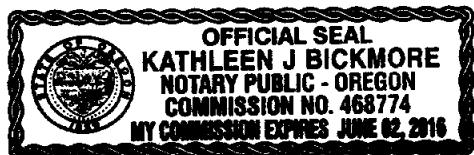
Code Map 3908-007DA-04000-000

- (2) I make this Affidavit for and on behalf of Grantor pursuant to appropriate resolution that duly authorized the Deed.
- (3) The Deed is intended to be and is an absolute conveyance of the title to the Property to QUINN JACKSON and VICTORIA TAYLOR, and was not and is not now intended as a mortgage, trust deed, or security instrument of any kind. It was 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. Grantor relinquished to the Grantee any equity of redemption and any statutory right of redemption concerning the Property. Possession of the Property has been surrendered to the Grantee. The consideration for the Deed was and is forbearance of foreclosure against Grantor and forbearance of an action on the debt against Grantor or of a deficiency judgment against Grantor, with respect to the debt secured by that certain trust deed (herein "the Trust Deed") dated July 9, 2014, recorded on July 10, 2014 as Recording Reference 2014 at Page 007238, records of above referenced county in Oregon. At the time of making the Deed, Grantor was in default of the terms and provisions of the Trust Deed. At the time of making the Deed, Grantor believed, and its duly empowered officers, directors and representatives believed, and now believe, that the aforesaid consideration represents fair value for the Property.
- (4) This Affidavit and Estoppel Certificate is made for the protection and benefit of the Grantee, its successors and assigns, and all other parties hereafter dealing with, or who may acquire an interest in, the Property, and particularly for the benefit of any title insurer that insures the title to the Property directly or indirectly in reliance on the facts and representations contained in this Affidavit and Estoppel Certificate.
- (5) That in the execution and delivery of the Deed, affiant was not acting under any misapprehension as to the effect thereof and Grantor acted freely and voluntarily and was not acting under coercion or duress.
- (6) That the aforesaid deed was not given as a preference against any other creditor; that at the time it was given there was no other person or persons, firms or corporations, other than Quinn Jackson and Victoria Taylor, who have an interest, either directly or indirectly, in said premise; that this deponent is solvent and has no other creditors whose rights would be prejudiced by such conveyance, and that deponent is not obligated upon any bond or mortgage or other security whereby any lien has been created or exists against the premises described in said deed.
- (7) That I understand and agree that I have waived or released any and all claims, known or unknown, that I have or might have had against Quinn Jackson and Victoria Taylor, and/or their accountants, agents, attorneys, directors, employees, managers, members, officers, servants and/or shereholders.
- (8) The undersigned 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 facts and representations contained in this Affidavit and Estoppel Certificate.

(9) The undersigned affiant has executed this Affidavit and Estoppel Certificate as an individual, and also for and on behalf of the Grantor.

Ben Jean Gilman
Ben Jean Gilman

SUBSCRIBED AND SWORN TO before me this 6 day of Nov., 2014, by Ben Jean Gilman.



Kathleen Bickmore
Notary Public for Oregon
My commission expires: June 2, 2016

Unofficial Copy