



**2014-012553**

Klamath County, Oregon

12/04/2014 12:35:13 PM

Fee: \$62.00

Recorded Requested By  
And When Recorded Mail To:  
And Send Tax Statements To:

FEDERAL NATIONAL MORTGAGE ASSOCIATION  
14221 DALLAS PKWY, STE 1000  
DALLAS, TX 75254

DIL No: 001332-000034

**WARRANTY DEED IN LIEU OF FORECLOSURE**

FOR VALUE RECEIVED, CECIL ALTON METCALF AND BRENDA S. METCALF, AS TENANTS BY THE ENTIRETY, as grantor, having an address of 1925 S ARIZONA BLVD LOT 173, COOLIDGE, AZ 85128 do hereby Grant, Warrant, Sell and Convey unto FEDERAL NATIONAL MORTGAGE ASSOCIATION The Grantee, having an address of 14221 DALLAS PKWY, STE 100, DALLAS, TX 75254 the following described real estate free of encumbrances (except as set forth herein), to-wit:

UNIT 10105 (WRIGHT AVENUE) SUPPLEMENTAL PLAT, TRACT 1379, FALCON HEIGHTS CONDOMINIUM - STAGE 3, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

TRUE AND ACTUAL CONSIDERATION ORS 93.030 \$84,114.44

This Deed is an absolute conveyance of title, in effect as well as in form and is not intended as a mortgage, trust conveyance, or security of any kind. The consideration hereto existing on account of the Deed of Trust on said land recorded on **OCTOBER 18, 2004** as Instrument No. N/A, Volume **M04**, page **70858** records of **KLAMATH** County, OREGON. This Deed completely satisfies said Deed of Trust and Note secured thereby, and any effect thereof in all respects.

68.00

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee their successors, heir and assigns forever. And the Grantors do hereby covenant to and with the said Grantee, that they are the owners in fee simple of said premises; that they are free from all encumbrances and that they will warrant and defend the same from all lawful claims whatsoever.

DATED: 9-9-2014

SIGNATURE OF GRANTOR(S):

Cecil Alton Metcalf  
CECIL ALTON METCALF

Brenda S. Metcalf  
BRENDA S. METCALF

State of Arizona

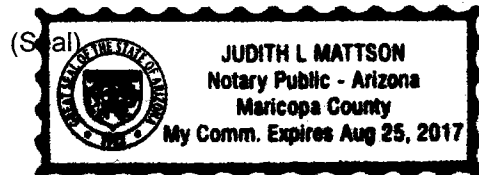
County of Maricopa

On 9/9/14 before me, Judith L. Mattson a Notary Public, personally appeared Cecil Alton Metcalf & Brenda S. Metcalf 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 Arizona that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature Judith L. Mattson



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And When Recorded Mail To:

FEDERAL NATIONAL MORTGAGE ASSOCIATION  
14221 DALLAS PKWY, STE 1000  
DALLAS, TX 75254

DIL No: 001332-000034

1401637 07

**ESTOPPEL AFFIDAVIT**

**CECIL ALTON METCALF AND BRENDA S. METCALF, AS TENANTS BY THE ENTIRETY** being first duly sworn, depose and say: That he/she/they is/are the identical party(ies) who made, executed and delivered that certain Warranty Deed in Lieu of Foreclosure to **FEDERAL NATIONAL MORTGAGE ASSOCIATION** dated 9-9-2014 conveying the following described property to wit:

**SEE ATTACHED EXHIBIT "A"**

That the aforementioned Deed was an absolute conveyance of the title to said land to the Grantee(s) named therein. In effect as well as in form, and was not and is not intended as a Deed of Trust, Mortgage, Contract of security of any kind, and that possession of said land has been surrendered to the said Grantee.

That this consideration in the aforesaid Deed was and is payment to us of the sum of ONE DOLLAR by the Grantees named therein receipt of which is hereby acknowledged, together with full cancellation of all debts, obligation, costs and charges, heretofore existing under and by virtue of the terms of that certain Note secured by the undersigned Deed of Trust heretofore existing on the property herein and hereinbefore described.

That said Note and Deed of Trust were executed by **CECIL ALTON METCALF AND BRENDA S. METCALF** as Grantor to **AMERITITLE**, as original trustee for the benefit and security of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR BCK CAPITAL, INC.**, as beneficiary, recorded on **OCTOBER 18, 2004** as Instrument No. **N/A**, Volume **M04**, page **70858** records of **KLAMATH** County, OREGON.

We have defaulted under the terms of said Note and Deed of Trust. All notice provisions have been complied with and all grace periods have either expired or have been waived by us and the Lender has declared the Note and all indebtedness under the Note and Deed of Trust due and payable according to the terms thereof and the laws of the State of Oregon.

That in offering to execute the aforesaid Deed to the Grantees therein, and in executing the same, we were not acting under any misapprehension as to the effects thereof, nor under duress, undue influence or misrepresentation by the Grantees or the agent or attorney of the Grantees in said Deed. That the aforesaid Deed was made as a result of our request that the Grantees accept such Deed and

**ESTOPPEL AFFIDAVIT**  
**PAGE 2**

was our free and voluntary act. Also by executing said Warranty Deed to Grantee's herein, we agree to vacate said premises within ten (10) days of the undersigned date.

That at the time of making said Deed we felt, and still feel, that the Note and Deed of Trust above mentioned represented a fair value of the property so deeded.

That we are solvent and have no other creditors whose rights would be prejudiced by said conveyance. The Deed was not given as preference against any other of our creditors.

That at the time it was given there were no other persons, firms or corporations other than the Grantees therein named interested either directly or indirectly in said land and personal property, and that we are not obligated upon any bond or other Mortgage or Deed of Trust or Contract where any lien has been created or exists against the premises described in said Deed.

That it was our intentions Grantors to convey, and by said Deed did convey to the Grantees therein, all our right, title and interest absolutely in and to the land in said Deed. This Affidavit was made for the protection and benefit of the aforesaid Grantees in said Deed, their successors and assigns, and all other parties hereinafter dealing with or who may acquire an interest in the property described therein and shall bind the respective heirs, executors, administrators and assigns of the undersigned.

DATED: 9-9-2014

Cecil Alton Metcalf  
CECIL ALTON METCALF

Brenda S. Metcalf  
BRENDA S. METCALF

State of Arizona  
County of Maricopa

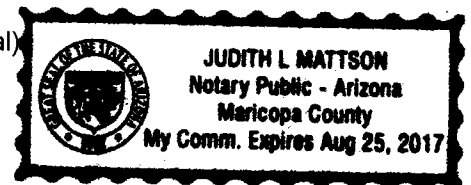
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I certify under PENALTY OF PERJURY under the laws of the State of Arizona that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature Judith L. Mattson

(Seal)



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