



2014-013122
Klamath County, Oregon
12/22/2014 11:17:01 AM
Fee: \$57.00

After recording return to:
Edwin Febus
RCO Legal, P.S.
13555 SE 36th St., Suite 300
Bellevue, WA 98006

Mail Tax Statements to:
Wells Fargo Bank, N.A.
1 Home Campus
Des Moines, IA 50328

208772/Michael W. Jayne and Linda S. Jayne

**WARRANTY DEED
(Deed in Lieu)**

Grantor, Michael W. Jayne and Linda S. Jayne, as tenants by the entirety, conveys and specially warrants to Wells Fargo Bank, N.A., Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

The Easterly 60 feet of Lot 1, Block 18 of Fairview Addition No. 2 to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Parcel No.: 301783

This property is free of liens and encumbrances, EXCEPT: subject to easements, conditions, reservations, covenants, agreements, restrictions, rights of way and declarations of record, if any.

The Grantee by accepting and recording this Deed does not intend a merger of its interest under that certain Deed of Trust dated August 1, 2005, recorded on August 4, 2005, under File No. M05-61218, records of Klamath County with the fee title herein conveyed to take place, and it is the intention of the parties that the property above-described shall remain subject to the lien of said Deed of Trust, which lien shall remain a first lien upon the property.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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 and other property or value was either part or the whole consideration.

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57.00

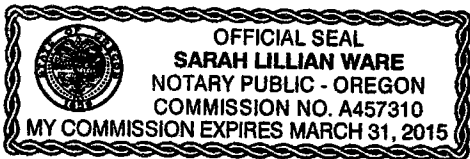
Michael W. Jayne
Michael W. Jayne

Linda S. Jayne
Linda S. Jayne

STATE OF Oregon)
COUNTY OF Clackamas) ss.:

I certify that I know or have satisfactory evidence that Michael W. Jayne is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 17th day of November, 2014.

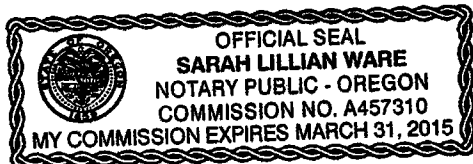


Sarah Ware
Printed Name: Sarah Ware
Notary Public in and for the State of Oregon
residing at 111 S Elm St Canby, OR 97013
My commission expires: March 31, 2015

STATE OF Oregon)
COUNTY OF Clackamas) ss.:

I certify that I know or have satisfactory evidence that Linda S. Jayne is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 17th day of November, 2014.



Sarah Ware
Printed Name: Sarah Ware
Notary Public in and for the State of Oregon
residing at 111 S Elm St Canby, OR 97013
My commission expires: March 31, 2015

WARRANTY DEED

Michael W. Jayne and Linda S. Jayne, as tenants by the
entirety, Grantor
to
Wells Fargo Bank, N.A., Grantee

After recording return to:
Edwin Febus
RCO Legal, PS
13555 SE 36th St., Suite 300
Bellevue, WA 98006

208772/Michael W. Jayne and Linda S. Jayne

ESTOPPEL AFFIDAVIT

Michael W. Jayne and Linda S. Jayne, as tenants by the entirety, (the "Affiants") being first duly sworn, depose and state:

That the Affiants are the individuals who made, executed, and delivered that certain Warranty Deed (Deed in Lieu) to Wells Fargo Bank, N.A., conveying the following described property ("Property") in Klamath County, Oregon.

The Easterly 60 feet of Lot 1, Block 18 of Fairview Addition No. 2 to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Parcel No.: 301783

Commonly known as 1342 Lookout Avenue, Klamath Falls, Oregon 97601

That the aforesaid Warranty Deed is intended to be and is an absolute conveyance of the title to the Property to the Grantee named therein, and was not and is now not intended as a mortgage, trust conveyance, or security of any kind; that it was the intention of Affiants as Grantors of the Warranty Deed to convey, and by the Warranty Deed the Affiants did convey, to the Grantee therein all right, title, and interest absolutely in and to the Property; and that possession of the Property has been surrendered to the Grantee;

That in the execution and delivery of the Warranty Deed, Affiants as Grantors were not acting under any misapprehension as to the effect thereof, and acted freely and voluntarily and were not acting under coercion or duress;

That the Warranty Deed shall not cause a merger of the Affiants' interest under the Warranty Deed with the Beneficiary's interest under the Deed of Trust encumbering the Property and granted by Affiants herein, to Northwest Trustee Services as Trustee, and to Mortgage Electronic Registration Systems, Inc. ("MERS"), as nominee for Union Federal Bank of Indianapolis as Beneficiary, dated August 1, 2005, and recorded on August 4, 2005 under File No. M05-61218, in the Official Records of Klamath County, State of Oregon (the "Deed of Trust") and assigned to Wells Fargo Bank, N.A. by way of Assignment of Deed of Trust recorded on June 6, 2013 under File No. 2013-006364, described herein, or the related documents. The interest transferred by the Warranty Deed is intended to be a separate interest from the beneficial interest or lender's interest under the Deed of Trust.

The Warranty Deed was not, and is not given as a preference against any other creditors of the Affiants herein; there is no other person or persons, firms or corporations, other than the Affiants therein named interested, either directly or indirectly in said Property; that Grantors are solvent and have no other creditors whose rights would be prejudiced by such conveyance and that Grantors are not obligated upon any bond or other deed of trust whereby any lien has been created or exists against the Property described in said Warranty Deed.

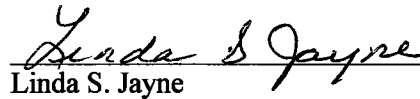
Consideration for the Warranty Deed is payment to Affiants of the sum of \$0.00 by Grantee, and a covenant not to sue to enforce the promissory note dated August 1, 2005, in the amount of \$143,600.00, or to foreclose the Deed of Trust encumbering the Property; that at the time of

making the Warranty Deed, Affiants believed and now believe that this consideration represents the fair value of the Property so deeded.

This affidavit is made for the protection and benefit of the Grantee of said Warranty Deed and Title Company which is about to insure the title to the Property in reliance thereon, and any other title company

that may hereafter insure the title to the Property; That Affiants 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.

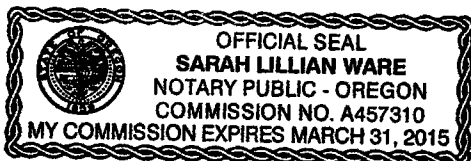

Michael W. Jayne

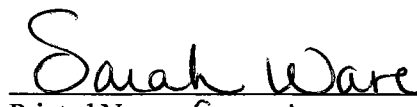

Linda S. Jayne

STATE OF Oregon)
COUNTY OF Clackamas) ss.:

I certify that I know or have satisfactory evidence that Michael W. Jayne is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 17th day of November, 2014.

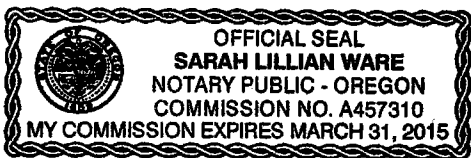


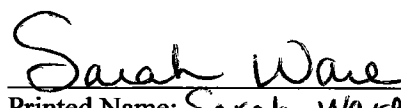

Printed Name: Sarah Ware
Notary Public in and for the State of Oregon
residing at 111 S Elm St Canby, OR 97013
My commission expires: March 31, 2015

STATE OF Oregon)
COUNTY OF Clackamas) ss.:

I certify that I know or have satisfactory evidence that Linda S. Jayne is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 17 day of November, 2014.




Printed Name: Sarah Ware
Notary Public in and for the State of Oregon
residing at 111 S Elm St Canby, OR 97013
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ESTOPPEL AFFIDAVIT

Michael W. Jayne and Linda S. Jayne, as tenants by the
entirety, Grantors
to
Wells Fargo Bank, N.A., Grantee