

7064-2410076 BC 52+5

2015-002629

Klamath County, Oregon

03/25/2015 12:48:57 PM

Fee: \$52.00

Exhibit B
Form of Deed

AFTER RECORDING RETURN TO:

Thomas J. Wettlaufer
625 Hawthorne Ave SE, Suite 100
Salem, OR 97301

TAX STATEMENTS TO:

Pensco Trust FBO Blake Nonweiler IRA 2000439
Attn: Pensco Trust Company
P.O. Box 173859
Denver, CO 80217

DEED IN LIEU OF FORECLOSURE

Richard A. Heathershaw and Debora E. Heathershaw, husband and wife (collectively, "Grantor"), for and in consideration of the agreement of Pensco Trust FBO Blake Nonweiler IRA 2000439 not to seek direct recourse against Grantor as provided in that certain Deed in Lieu of Foreclosure Agreement between Grantor and Lender executed and delivered contemporaneously herewith, hereby conveys and warrants to Pensco Trust FBO Blake Nonweiler IRA 2000439 ("Grantee"), the real property situated in Klamath County, Oregon that is legally described on Schedule A attached hereto and by this reference incorporated herein, together with all easements, licenses, tenements, hereditaments, and appurtenances relating thereto, and together with all improvements, structures, and fixtures (collectively, the "Real Property"), subject only to the title exceptions of record.

This Deed is an absolute conveyance of title, in effect and form. This Deed is not intended as a mortgage, trust deed, or other security instrument of any kind.

In giving and accepting this Deed, the parties do not intend to effect a merger of the interest hereby conveyed with any other interest presently held or hereafter acquired by Grantee or any successor in interest of Grantee, including without limitation the Grantee's interest in that certain Trust Deed dated May 31, 2007, and recorded against the Real Property in the real property records of Klamath County, Oregon, as Document 2007-009877 on June 1, 2007. Rather, the parties intend that the interest hereby conveyed shall hereafter remain separate and distinct from all such interests, including the described Trust Deed, which shall remain fully enforceable according to its terms, as well as all other interests in the Real Property at any time

After recording return to:
First American Title
395 SW Bluff Drive, Suite 100
Bend, OR 97702

held or acquired by Grantee. Moreover, this Deed is not intended to effect a discharge of the debt or any other obligation owed by Grantor to Grantee, provided, however, that Grantee hereby covenants not to further attempt to collect from or sue Grantor to collect the debt Grantor owes Grantee giving rise to this Deed.

DATED as of the 14 day of October 2014.

GRANTOR:

Richard A. Heathershaw
Richard A. Heathershaw

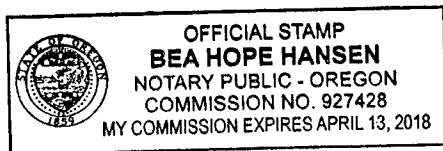
Debora E. Heathershaw
Debora E. Heathershaw

STATE OF OREGON

COUNTY OF Washington

ss.

This instrument was acknowledged before me on 10-14, 2014, by Richard A. Heathershaw and Debora E. Heathershaw.



Bea Hope Hansen
(Signature of Notary)
Notary public for Oregon
My commission expires 04-13-2018

Schedule A
to
Deed in Lieu of Foreclosure

Legal Description

Lot 7, Block 4, FIRST ADDITION TO ANTELOPE MEADOWS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.