



**2016-003666**

**Klamath County, Oregon**

**04/11/2016 03:05:40 PM**

**Fee: \$67.00**

Recording requested by:  
**Quality Loan Service Corp. of Washington**  
411 Ivy Street  
San Diego, CA 92101

When recorded mail to and mail tax statements to:  
**Federal National Mortgage Association**  
14221 Dallas Parkway, Suite 1000  
Dallas, TX 75254

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TS No.: **OR-15-695544-DIL**  
Order No.: **150315166**  
APN: **R598990**  
Map No.: **R-3910-019A0-00100-000**

**\*\*\*THE FOLLOWING ARE BEING SIGNED IN COUNTERPART\*\*\***

## **WARRANTY DEED IN LIEU OF FORECLOSURE**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **JOSEPH M. BAKER AND ERRANE D. BAKER, AS TENANTS BY THE ENTIRETY** ("Grantors")

HEREBY CONVEY AND WARRANT TO: **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, and to its successors and assigns, ("Grantee") the following described real property in the County of **KLAMATH** State of **OREGON** described as:

**LOT 1, IN BLOCK 1, OF TRACT 1099, ROLLING HILLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.**

Property is purported to be: **6202 REEDER ROAD, KLAMATH FALLS, OR 97603**

**SEE ESTOPPEL AFFIDAVIT ATTACHED AS EXHIBIT "A".**

This Deed is an absolute conveyance, the Grantors having sold said land to the Grantee for a fair and adequate consideration; said consideration being that Grantee agrees not to bring a personal action on the debt against the Grantors as related to the obligations of the Deed of Trust existing on said property executed by **JOSEPH M. BAKER AND ERRANE D. BAKER, AS TENANTS BY THE ENTIRETY**, as Trustors, **FIRST AMERICAN TITLE INSURANCE CO. OF OREGON**, as Trustee, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS)**, **SOLELY AS NOMINEE FOR INDYMAC BANK, F.S.B., A FEDERALLY CHARTERED SAVINGS BANK**, the Beneficiary; which was recorded on **2/26/2008**, as Instrument No. **2008-002417**, in the Official Records of **KLAMATH** County **OREGON**.

This Warranty Deed does not effect a merger of the fee ownership and the lien of the Deed of Trust described herein. The fee and the lien shall hereafter remain separate and distinct. Grantee reserves its right to foreclose its Deed of Trust at any time as to any party with any claim, interest, or lien on the property.

Grantee does not expressly or impliedly agree to assume or pay any contract balances, debts, liens, charges, or obligations that relate or attach to the property.

Grantors declare that this conveyance is free and fairly made pursuant to conditions set forth in the Estoppel Affidavit recorded concurrently with this conveyance. See attached Exhibit A.

TO HAVE AND TO HOLD the said real property described herein, with its appurtenances unto the said Grantee, Grantee's heirs and assigns forever. And said Grantors hereby covenant to and with said Grantee, that Grantors are owners in fee simple of said real property; that said real property is free from all encumbrances except for that above mentioned Deed of Trust. The interest of the Grantors in the real property being acquired by the Grantee hereunder, and the lien or security interest of the Deed of Trust, and of any other security instrument, shall not merge.

**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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.**

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Dated: 3-1-16

Errane D. Baker  
By: **ERRANE D. BAKER**

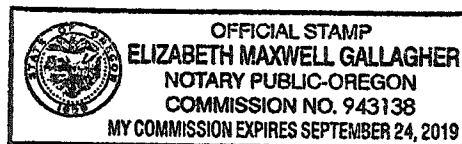
State of: Oregon  
County of: Klamath

On March 1, 2016 before me, Elizabeth Maxwell Gallagher, Notary Public, personally appeared **ERRANE D. BAKER**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

(Seal)

Elizabeth Maxwell Gallagher  
9-24-2019  
My Commission Expires



**EXHIBIT "A"**  
**ESTOPPEL AFFIDAVIT**

State of: OREGON  
County of: KLAMATH

**ERRANE D. BAKER, AS TENANTS BY THE ENTIRETY**, declares the following:

**ERRANE D. BAKER, AS TENANTS BY THE ENTIRETY**, is the same party that executed and delivered the certain Warranty Deed to **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, on the same date as this document, which conveyed the interest in real property commonly known as: **6202 REEDER ROAD, KLAMATH FALLS, OR 97603** and described as follows:

**LOT 1, IN BLOCK 1, OF TRACT 1099, ROLLING HILLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.**

The Warranty Deed is an absolute conveyance of the title and is not intended as a mortgage, trust conveyance or security of any kind;

That as a condition precedent to recording the Warranty Deed and this Affidavit, the Grantors have vacated the property and surrendered possession to the Grantee;

That the consideration for said Warranty Deed is that the Grantee agrees not to bring a personal action on the debt against the Grantors as related to the obligations of the Deed of Trust existing on said property executed by **JOSEPH M. BAKER AND ERRANE D. BAKER, AS TENANTS BY THE ENTIRETY**, as Trustors, **FIRST AMERICAN TITLE INSURANCE CO. OF OREGON**, as Trustee, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS)**, **SOLELY AS NOMINEE FOR INDYMAC BANK, F.S.B., A FEDERALLY CHARTERED SAVINGS BANK**, the Beneficiary; which was recorded on 2/26/2008, as Instrument No. **2008-002417**, in the Official Records of **KLAMATH County OREGON**.

That Grantors believe that the consideration given is adequate for the real property so deeded in that the fair market value of the property is not in excess of the indebtedness of the Grantors as of the date hereof;

That the parties intend that the deed of trust or mortgage described above survive and not merge with the fee interest transferred by the Warranty Deed;

That at the time of making said Warranty Deed no proceedings in bankruptcy or receivership have been instituted by or against the Grantors, that the Grantors were solvent, that said Warranty Deed was not given as a preference against any other of the Grantors' creditors, and that the Grantors have no other creditors whose rights would be prejudiced by such conveyance;

That at the time of making said Warranty Deed there was no other person or persons, firms, or corporations, other than the Grantee, who were interested either directly or indirectly in said real property; that the Grantors were not obligated upon any bond or other mortgage whereby any liens were created or exist against the above described real property; that all labor and material used in the construction of improvements or repairs on the above described real property have been paid for and there were no unpaid labor or material claims against the above described real property or the improvements located thereon; that the Grantors agree to pay on demand to the Grantee, its successors and/or assigns, all

amounts secured by any and all liens not disclosed herein, but created or known by the Grantors, together with costs, loss and attorney's fees, that the Grantee may incur in connection with such undisclosed liens;

This Affidavit is made for the benefit of the Grantee in said Warranty Deed, **FEDERAL NATIONAL MORTGAGE ASSOCIATION** its successor and assigns, and all other parties hereafter dealing with or who may acquire any interest in the property herein described and particularly for the benefit of the title insurer which insures the title to said property in reliance thereon, and shall bind the respective successors, executors, administrators and assigns of the undersigned;

The Grantors have read and fully understands the above terms and is not acting under misapprehensions regarding the effect of this Deed, nor are the Grantors under any duress, undue influence, or misrepresentations of the Grantee, the Grantee's agents, lawyers, or any other person, and it is the intent of the Grantors to convey and by said Deed did convey to the Grantee therein all my right, title and interest absolutely in and to the premises described in said Deed; and

That the undersigned will testify, declare, depose or certify before any competent tribunal, officer or person, in any case now pending or which may hereafter be instituted, to the truth of the particular facts set forth herein.

Dated: 3-1-16

Errane D. Baker  
By: **ERRANE D. BAKER**

State of: Oregon

County of: Clatsop

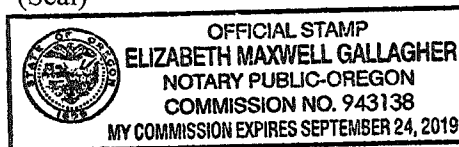
On March 1, 2016 before me Elizabeth Maxwell Gallagher Notary Public, personally appeared **ERRANE D. BAKER**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Elizabeth Maxwell Gallagher

9-24-2019  
My Commission Expires

(Seal)



## LIMITED POWER OF ATTORNEY

I, **ERRANE D. BAKER**, designate and appoint **SETERUS, INC.**, as my attorney in fact and agent (hereinafter called "attorney") to act in my name and for my benefit as provided herein. My attorney shall have power to take what action is necessary and make, do and transact all and every kind of business pertaining to the below described property, and to execute any and all deeds, contracts or other documents necessary or as it may think fit to effectuate the transfer, conveyance, satisfaction, deed and estoppel affidavit to reflect and show that I have relinquished to **SETERUS, INC.**, all my right, title, redemption rights and interest in and to the following property:

**LOT 1, IN BLOCK 1, OF TRACT 1099, ROLLING HILLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.**

all for me, and in my name to make, seal and deliver. This Power of Attorney shall not be revocable by me or my agent. This Power of Attorney shall not be affected by disability of the undersigned principals. IN WITNESS THEREOF, I have executed this Power of Attorney this 1<sup>st</sup> day of March, 2016.

Dated: 3-1-16

*Errane D. Baker*  
By: **ERRANE D. BAKER**

State of: Oregon

County of: Klamath

On March 1, 2016 before me, Elizabeth Maxwell Gallagher Notary Public, personally appeared **ERRANE D. BAKER**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

(Seal)

*Elizabeth Maxwell Gallagher*  
9-24-2019  
My Commission Expires

