

After Recording, Please Return To:
M&M Services, LLC
PO Box 1093
Medford, OR 97501

Send All Tax Statements To:
M&M Services, LLC
PO Box 1093
Medford, OR 97501

2017-003986
Klamath County, Oregon
04/17/2017 04:03:00 PM
Fee: \$52.00

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE is made this January 17, 2017, between Dwight H. Slade, Trustee of the Elizabeth A. Slade Trust, U.T.A.D. January 26, 1990, hereinafter called "Grantor" and M&M Services, LLC, "Grantee".

WITNESSETH

Grantor, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained and sold, and by these presents does grant, bargain and sell unto Grantee and its successors and assigns forever all that certain parcel of land located in Klamath County, Oregon, hereinafter called "Property", more particularly described in the attached Exhibit 'A'.

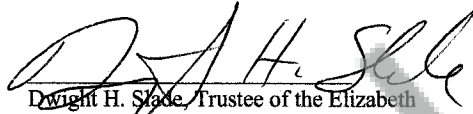
The Property conveyed to Grantee is "As Is" and subject to any outstanding liens, taxes and all valid subsisting restrictions, easements, rights of way, mineral and royalty reservations, maintenance charges, zoning laws, ordinances of municipal and other governmental authorities, covenants and conditions, if any, applicable to and enforceable against the property and property of record in Klamath County, Oregon, and taxes for the year 2017 and thereafter.

This Deed is being executed, delivered and accepted in lieu of foreclosure and the same shall be interpreted and construed as a complete release of Grantor from all liability under that Note dated December , 2016, in the original principal amount of \$95,000.00 secured by a Deed of Trust Deed of even date filed for record on January 3, 2017, and recorded in Klamath County, Oregon as Document Number 2017-000002. It is further agreed between the parties that this is an absolute conveyance to Grantee of all right, title and interest in the property including specifically, but without limitation, any equity or rights of redemption of Grantor in the property.

Notwithstanding the above release of Grantor from all liability under all of the liens and security interests evidencing or securing payment of the Note, the Trust Deed shall remain valid and in full force and effect unless and until released by Grantee, it being the intention of the parties that there shall be no merger of any said liens with the title of other interest of Grantee by virtue of the conveyance, and the parties provide that each such interest in the liens on one hand and the title on the other hand shall be and remain at all times separate and distinct.

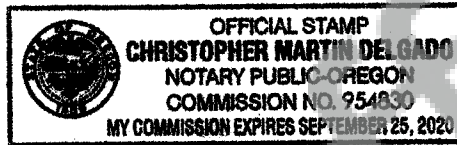
TO HAVE AND HOLD FOREVER and Grantor does hereby waive, surrender and relinquish any right of possession, any equity of redemption and any statutory rights of redemption concerning the real property and the trust deed described above, including any right of reinstatement should the deed of trust hereafter be foreclosed judicially or by advertisement and sale.

IN WITNESS WHEREOF, Grantor has hereunto set his hands and seals the day and year first above written.


Dwight H. Slade, Trustee of the Elizabeth
A. Slade Trust, U.T.A.D. January 26, 1990,
Grantor

STATE OF OREGON)
COUNTY OF Multnomah)

The foregoing instrument was acknowledged before me this 17 day of January,
2017, by Dwight H. Slade, Trustee of the Elizabeth A. Slade Trust, U.T.A.D. January 26, 1990.




Notary Public Oregon
My Commission Expires September 25, 2020

Exhibit "A"

The Southerly 125.0 feet of Tracts 1 and 2 of PLEASANT HOME TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, SAVING and EXCEPTING that portion thereof described as follows:

Beginning on the West line of said Tract 1 at a point 10.78 feet Northerly of the Southwest corner of said tract; thence Southerly along said West line 10.78 feet to said Southwest corner; thence Easterly along the South line of said Tracts 1 and 2 a distance of 149.4 feet to the Southeast corner of said Tract 2; thence Northerly along the East line of said Tract 2 a distance of 10.69 feet; thence Westerly in a straight line to the point of beginning.

ALSO EXCEPTING THEREFROM that portion conveyed to Klamath County by Statutory Warranty Deed recorded March 11, 1991 in Volume M91, page 4350, Microfilm Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM all that portion conveyed to the State of Oregon, by and through its Department of Transportation by Warranty Deed recorded July 2, 2013 in Volume 2013-007590, Microfilm Records of Klamath County, Oregon.