

2017-009645

Klamath County, Oregon

08/28/2017 09:10:00 AM

Fee: \$52.00

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

WHEN RECORDED RETURN TO:

Landing Peace, LLC
4335 Van Nuys Blvd, Suite 417
Sherman Oaks, California, 91403

SEND TAX STATEMENTS TO:

Landing Peace, LLC
4335 Van Nuys Blvd, Suite 417
Sherman Oaks, California, 91403

**DEED IN LIEU OF FORECLOSURE
(Nonmerger)**

Jose Justinino and Irma Arzola, as Tenants in Coming with Rights of Survivorship, ("Grantors"), convey to Landing Peace, LLC ("Grantee"), the following real property legally described as:

Lot 9, Block 5, BELLA VISTA, Tract 1235, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon,

together with all Grantors' right, title, and interest in any land sale contract or lease option agreement involving the Property. Grantor is the contract owner of the Property free and clear of all encumbrances except for the tax liens and land sale contracts, including assignments thereof ("Contracts") described below.

THE CONTRACT for the purchase of the Property, which is dated April 28, 2016, is in default and subject to foreclosure. In consideration of Grantee's acceptance of this deed in lieu of foreclosure (this "Deed") and waiver of the right to collect against Grantors on the Contract, Grantee may retain all payments previously made under the Contracts, with no duty to account therefor.

THIS DEED is intended as a conveyance absolute in legal effect, as well as in form, of the title to the Property to Grantee and this Deed is not intended as security of any kind. Grantors waive, surrender, and relinquish any equity of redemption and statutory rights of redemption that Grantors may have in connection with the Property and the Contract.

GRANTORS warrant that during the time period that the Property was owned by Grantor, the Property was never used for the generation, manufacture, storage, treatment, disposal, release, or threatened release of any hazardous substance, as those terms are defined in the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA), as amended, 42 USC §9601 et seq., the Superfund Amendments and Reauthorization Act (SARA), other applicable state or federal laws, or regulations adopted pursuant to any of the foregoing. Grantor agrees to indemnify and hold Grantee harmless against any and all claims and losses resulting from a breach of this warranty.

THIS DEED does not effect a merger of the fee ownership and the lien of the property described above, or recorded in the Klamath County land records. The fee and the lien shall hereafter remain separate and distinct. Grantee reserves the right to foreclose its security interest at any time as to any party with any claim, interest, or lien on the Property.

GRANTORS have read and fully understands the above terms and is not acting under misapprehensions regarding the effect of this Deed, nor are Grantors under any duress, undue influence, or misrepresentations of Grantee, Grantee's agents, lawyers, or any other person.

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.

THIS INSTRUMENT WILL 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 THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 05 day of ^{August}~~July~~, 2017.

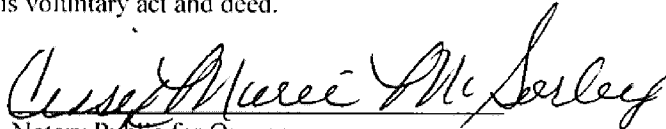


Jose Justinino
Grantor

STATE OF OREGON)


County of Klamath) ss.

On this 05th day of ^{August}~~July~~, 2017, the above-named Jose Justinino personally appeared before me and acknowledged the foregoing instrument to be his voluntary act and deed.



Notary Public for Oregon

My commission expires: 03-20-20

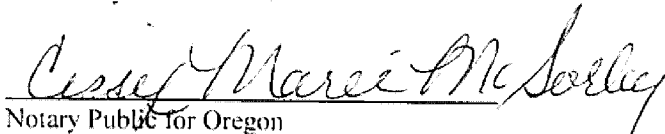


Irma Arzola
Grantor

STATE OF OREGON)

County of Klamath) ss.

On this 05 day of ^{August}~~July~~, 2017, the above-named Irma Arzol personally appeared before me and acknowledged the foregoing instrument to be her voluntary act and deed.



Notary Public for Oregon

My commission expires: 03-20-20

