

Until a change is requested, all
tax statements shall be sent to:

Kristi L. Norris
79385 Sears Road
Cottage Grove, OR 97424

2021-004665

Klamath County, Oregon

03/29/2021 11:13:00 AM

Fee: \$87.00

After recording return to:

Sean D. Kelly
P.O. Box 725
Cottage Grove, OR 97424

BARGAIN AND SALE DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that CHRISTOPHER SOLOMON, Grantor, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto KRISTI L. NORRIS, Grantee, all of that certain real property with the tenements, hereditaments, fixtures, improvements, and appurtenances thereto belonging or in any way appertaining thereto, situated in the County of Klamath, State of Oregon, more particularly described as:

Lot 13 in block 71 of Buena Vista Addition 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.

SUBJECT TO conditions, reservations, restrictions and rights-of-way of record.

To have and to hold the same unto the said GRANTEE and GRANTEE'S successors and assigns forever.

This Deed is absolute in effect and conveys simple title of the premises above-described to the GRANTEE, and does not operate as a mortgage, trust conveyance, or security of any kind.

By acceptance of this Deed, GRANTEE covenants and agrees that she shall forbear taking any action whatsoever to collect against GRANTOR on the Trust Deed described below, other than by foreclosure of that Trust Deed, and that in any proceedings to foreclose that Trust Deed, GRANTEE shall not seek, obtain or permit a deficiency judgment against GRANTOR, his heirs or assigns, such rights and remedies being hereby waived.

GRANTOR does hereby waive, surrender, convey and relinquish any equity of redemption and statutory rights of redemption concerning the real property and the Trust Deed described below.

GRANTOR is not acting under any misapprehension as to the legal effect of this DEED, nor under any duress, undue influence or misrepresentation of GRANTEE, her agents, attorney or any other person.

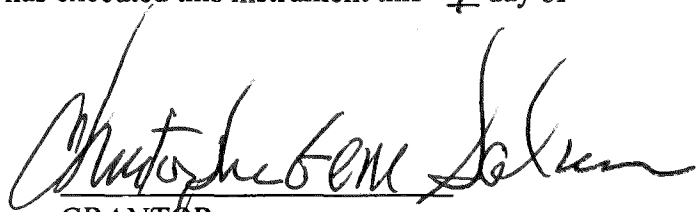
The true and actual consideration for this transfer consists of GRANTEE'S waiver of rights to a deficiency judgment or judgment for attorney fees and costs with respect to that certain Trust Deed entered into on or about October 17, 2005, between CHRISTOPHER SOLOMON and JAMES W.

SOLOMON, II, as tenants in common, as GRANTORS, and to AMERITITLE, as TRUSTEE, and CHRISTIE L. NORRIS, as BENEFICIARY, recorded October 17, 2005, as Recorder's No. M05-66721, Records of Klamath County, Oregon. JAMES WALTER SOLOMON, II was subsequently removed by way of a Quitclaim Deed, recorded April 20, 2010, as Recorder's No. 2010-004727, Records of Klamath County, Oregon.

In construing this Deed and where the context so requires, the singular includes the plural, and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

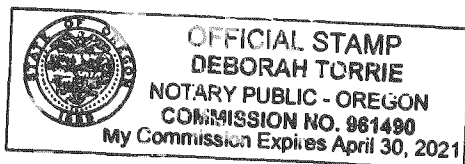
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

IN WITNESS WHEREOF, GRANTOR has executed this instrument this 9 day of March, 2021.


GRANTOR

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on March 9th, 2021, by CHRISTOPHER SOLOMON.




Notary Public for Oregon