

**2025-000576**

**Klamath County, Oregon**



00338038202500005760020027

01/27/2025 12:15:16 PM

Fee: \$87.00

After recording return to  
Richard Weill  
102 W Hist Col Rvr Hwy  
Troutdale OR 97060

Send Tax Statement to:  
Lars Granstrom, Ana Granstrom  
28745 SE Division Dr  
Troutdale OR 97060

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

**NATHAN AUXIER**, Grantor, conveys to Lars Granstrom, Ana Granstrom, as tenants by entireties, Grantees, his interest in the following real property situated in Klamath County, Oregon, to-wit:  
**Lot 7, Block 76, Nimrod River Park 7th Addition.**

The true consideration for this conveyance is \$0.

Grantors covenants that:

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

Grantor is the owner of the premises free of all encumbrances except a Deed of Trust dated 09/08/2023 which appears to be un-recorded.

This deed does not effect a merger of the fee ownership and the lien of the mortgage described above. The fee and lien shall hereafter remain separate and distinct.

In consideration of grantee's dismissing grantors from foreclosure proceedings or non prosecution of a foreclosure action and other valuable consideration, grantees may retain all payments previously made on the secured debt with no duty to account therefor. Grantor agree to surrender possession of the property on the date that grantor signs this deed.

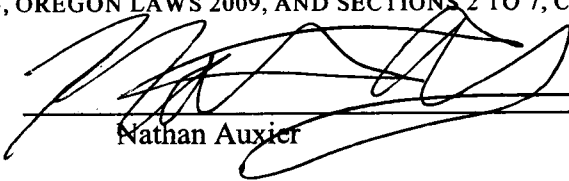
By acceptance of this deed, grantees covenants and agrees that they shall forever forbear taking any action whatsoever to collect against grantors on the promissory note given to secure the mortgage described above, other than by foreclosure of that mortgage, and that in any proceeding to foreclose the mortgage they shall not seek, obtain, or permit a deficiency judgment against grantor, or their heirs or assigns, such rights and remedies being waived.

Grantors waive, surrender, conveys, and relinquishes any equity of redemption and statutory rights of redemption concerning the real property and mortgage described above.

Grantors are not acting under any misapprehension as to the legal effect of this deed, nor under any duress, undue influence, or misrepresentation of grantee, grantee's agent or attorney, or any other person.

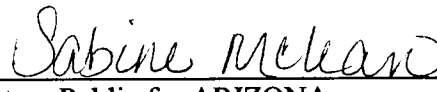
THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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 VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010."

DATED: 1-16-25

  
Nathan Auxier

STATE OF ARIZONA, County of La Paz ) ss.

Personally appeared the above named Nathan Auxier who acknowledged the foregoing instrument to be his voluntary act and deed.

  
Notary Public for ARIZONA

