

WHEN RECORDED RETURN TO:

Victor W. VanKoten

VanKoten & Cleaveland LLC

417 Sherman Avenue, Suite 7

Hood River, OR 97031

DOCUMENT TITLE(S)

Non-Merger Deed in Lieu of Foreclosure/Forfeiture

REFERENCE NUMBER(S) of Documents assigned or released:

☐ Additional numbers on page ____ of document.

GRANTOR(S):

Jason Alan O'Dell

☐ Additional names on page ____ of document.

GRANTEE(S):

Richard H. Estey

☐ Additional names on page ____ of document.

LEGAL DESCRIPTION (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):

Lot 1 Estey SP BK 3 PG 193
311 Josheanka Drive, Carson, Washington 98610

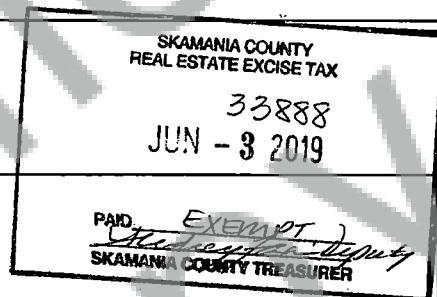
☐ Complete legal on page ____ of document.

TAX PARCEL NUMBER(S):

03082020040300 ym 6/3/19

☐ Additional parcel numbers on page ____ of document.

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information.



After Recording Deliver to:

Victor W. VanKoten
VanKoten & Cleaveland, LLC
417 Sherman Avenue, Suite 7
Hood River, OR 97031

Grantor: Jason Alan O'Dell

Grantee: Richard H. Estey

Abbreviated Legal: Lot 1 Estey SP BK 3 PG 193
311 Josheanka Dr., Carson, WA 98610

Assessor's Tax Parcel Number: 03082020040300

NON-MERGER DEED IN LIEU OF FORECLOSURE/FORFIETURE

Jason Alan O'Dell, Grantor, for and in consideration of ZERO and NO/100 DOLLARS (\$0.00), bargains, sells and conveys to Richard H. Estey, Grantee, his undivided one-half interest as Purchaser of the following described real property, situated in the County of Skamania, State of Washington:

SEE EXHIBIT A ATTACHED HERETO.

Grantor covenants that this Deed is absolute in effect and conveys all of Grantor's undivided one-half of the equitable title and vendee's interest in and to the above-described real property to Grantee, and does not operate as a mortgage, trust, or security of any kind. Grantor is the equitable owner of an undivided one-half of said real property, subject only to the fee simple title and vendor's lien of Grantee under the Real Estate Contract dated April 1, 2016, recorded on April 7, 2016 as number 2016000668, Records of Skamania County, Washington.

This Non-Merger Deed in Lieu of Foreclosure/Forfeiture does not affect a merger of the fee simple title/vendor's lien of Grantee under the aforesaid Real Estate Contract with the equitable title/vendee's interest of Grantee under said Real Estate Contract. The fee simple title/vendor's interest of Grantee and the equitable title/vendee's interest of Grantor shall remain separate and distinct and shall not merge. Grantee reserves all of his

rights of foreclosure and forfeiture of the Real Estate Contract at any time as to any party with any claim, interest, or lien on the property.

The Real Estate Contract is now in default by virtue of Grantor's failure to pay the monthly payments due for two months in the total amount of \$2,206.00 and delinquent real property taxes in the amount of \$8,404.68. As a result, Grantee could immediately commence an appropriate foreclosure proceeding.

By acceptance of this Non-Merger Deed in Lieu of Foreclosure/Forfeiture, Grantee covenants and agrees that he shall ever forbear from taking any action whatsoever against Grantor, and that in any proceeding to foreclose or forfeit the Real Estate Contract for the purpose of eliminating any rights or claims of others, shall not seek, obtain, or permit a deficiency judgment or other judgment of any kind against Grantor, or Grantor's heirs or assigns, such rights and remedies being hereby waived.

Grantor waives, surrenders, conveys, and relinquishes any equity of redemption or other rights of redemption concerning the property and the Real Estate Contract described above.

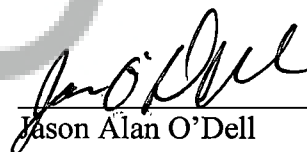
Grantor has read and fully understands the above terms and is not acting under any duress, undue influence, or misrepresentations of Grantee, Grantee's agents, lawyers, or any other person.

The consideration for this transfer stated in terms of dollars is ZERO and NO/100 DOLLARS (\$0.00). However, the actual consideration consists of other value given as stated above, which is the whole consideration.

This conveyance is subject to all items of record as of the date of this Deed.

Dated: 5-15-19, 2019.

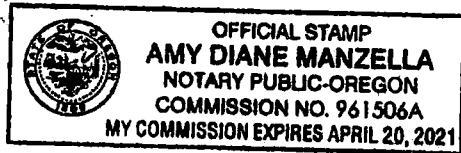
GRANTOR:


Jason Alan O'Dell

STATE OF Oregon)
) ss.
County of Hood River)

On this 15th day of May, 2019, personally appeared before me Jason Alan O'Dell, to me known to be the individual described in and who

executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed.



Amy Diane Manzella
Notary Public for Oregon
My Commission Expires: 04-20-21

Unofficial Copy

EXHIBIT 'A'

A tract of land in the East Half of the Northwest Quarter, in Section 20, Township 3 North, Range 8 East, of the Willamette Meridian, located in the County of Skamania, State of Washington, described as follows:

Lot 1 ESTEY Short Plat, recorded in Book 3, Page 193, in Skamania County.

Skamania County Assessor

Date 6-3-19 Parcel# 03082020040300

fm

Unofficial
Copy