

2007-010566

Klamath County, Oregon



00024528200700105660030038

06/12/2007 11:05:18 AM

Fee: \$31.00

COVER SHEET

1st 966963

ORS: 205.234

This cover sheet has been prepared by the persons presenting the attached instrument for recording. Any errors in this cover sheet DO NOT affect the transaction(s) contained in the instrument itself.

After recording, return to:

Northwest Trustee Services, Inc
Attn: Post Sale Dept
P O Box 997
Bellevue, Wa 98009-0997

Send Tax Statements to:

The date of the instrument attached is _____.

1) NAMES(S) OF THE INSTRUMENT(S) required by ORS 205.234(a)

TRUSTEES DEED

2) PARTY(IES)/GRANTOR, required by ORS 205.125(1)(b) and ORS 205.160:

NORTHWEST TRUSTEE SERVICES, INC

3) PARTY(IES)/GRANTEE, required by ORS 205.125(1)(b) and ORS 205.160

U S BANK NATIONAL ASSOCIATION

4) TRUE and ACTUAL CONSIDERATION (if any), ORS 93.030

\$ _____

5) FULL OR PARTIAL SATISFACTION ORDER or WARRANT FILED IN THE COUNTY CLERK'S LIEN RECORDS, ORS 205.121(1)(c)

6) RE-RECORDED to correct: _____
Previously recorded as: _____

K-31

TRUSTEE'S DEED

THIS INDENTURE, made June 8, 2007, between Northwest Trustee Services, Inc., hereinafter called the Trustee and U.S. Bank National Association, Trustee, hereinafter called the second party;

RECITALS:

RECITALS: Justin Weiser and Stephanie Weiser as tenants by the entirety, as grantors, executed and delivered to: Amerititle, as trustee, for the benefit of Mortgage Electronic Registration Systems, Inc., solely as nominee for Bridge Capital Corporation, as beneficiary, a trust deed dated 10/07/05, duly recorded on 10/19/05 in the mortgage records of Klamath County, Oregon in M05-66873 and subsequently assigned to U.S. Bank National Association, trustee by Assignment recorded as 2007-01718. In the trust deed, the real property described below ("Property") was conveyed by the grantor to the trustee to secure, among other things, the performance of the grantor's obligations to the beneficiary. The grantor thereafter defaulted in the performance of those obligations and such default(s) still existed at the time of the trustee's sale of the Property described below.

Because of the default(s), the record beneficiary under the trust deed or its predecessor declared all sums secured by the trust deed immediately due and owing; therefore, a Notice of Default, containing an election to sell the Property and to foreclose the trust deed by advertisement and sale to satisfy grantor's obligations owed to the beneficiary was recorded in the mortgage records of the county in which the Property is located on 01/31/07, in 2007-01720.

After recording the Notice of Default, the trustee gave notice of the time for and place of sale of the Property as required by law; copies of the Trustee's Notice of Sale were served pursuant to ORCP 7D.(2) and 7D.(3) or mailed by both first class and certified mail with return receipt requested to the last known address of the persons or their legal representatives, if any, named in ORS 86.740(1) and (2)(a), at least 120 days before the date the Property was sold, and the Trustee's Notice of Sale was mailed by first class and certified mail with return receipt requested, to the last-known address of the guardian, conservator or administrator or executor of any person named in ORS 86.740(1), promptly after the trustee received knowledge of the disability, insanity or death of any such person; the Trustee's Notice of Sale was served upon occupants of the Property in the manner in which a summons is served pursuant to ORCP 7D.(2) and 7D.(3) at least 120 days before the date the Property was sold, pursuant to ORS 86.750(1). If the foreclosure was stayed and released from stay, copies of an Amended Notice of Sale in the form required by ORS 86.755(6) were mailed within thirty days after release from stay by registered or certified mail to the last-known address of those persons listed in ORS 86.740 and 86.750(1) and any person requesting notice who was present at the time and place set for the sale which was stayed. Further, the trustee published a copy of the Trustee's Notice of Sale in a newspaper of general circulation in each county in which the Property is located, once a week for four successive weeks; the last publication of Notice of Trustee's Sale occurred more than twenty days prior to the date of sale. The mailing, service and publication of the Trustee's Notice of Sale are evidenced by one or more affidavits or proofs of service duly recorded prior to the date of sale in the official records of the county in which the Property is located.

Northwest Trustee Services, Inc. P.O. Box 997 Bellevue, WA 98009-0997 Grantor's Name and Address U.S. Bank National Association, Trustee 10790 Rancho Bernardo Road San Diego, CA 92127 Grantee's Name and Address After Recording Return to: Northwest Trustee Services, Inc. Attn: Post Sale Dept. P.O. Box 997 Bellevue, WA 98009-0997 7104.26436 22296214 Until a change is required all tax statements shall be sent to the following address: U.S. Bank National Association, Trustee 10790 Rancho Bernardo Road San Diego, CA 92127 Name, Address, Zip	FOR COUNTY USE:
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Consideration: \$196,000.00

Pursuant to the Notice of Trustee's Sale, one or more due public proclamations of the sale's postponement and/or an Amended Notice of Trustee's Sale, the trustee -- on 06/05/07, at 10:00 a.m. in accord with the standard of time established by ORS 187.110, and at the place so fixed for sale, in full accordance with the laws of the State of Oregon and pursuant to the powers conferred upon said trustee by the trust deed -- sold the Property in one parcel at public auction to U.S. Bank National Association, Trustee for the sum of \$196,000.00, U.S. Bank National Association, Trustee being the highest and best bidder at the sale. The true and actual consideration paid for this transfer is the sum of \$196,000.00

The East 1/2 of Lots 1 and 2, Block 3, Dixon 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.

This conveyance is made without representations or warranties of any kind. By recording this Trustee's Deed, Grantee understands, acknowledges and agrees that the Property was purchased in the context of a foreclosure, that the trustee made no representations to Grantee concerning the Property and that the trustee owed no duty to make disclosures to Grantee concerning the Property, Grantee relying solely upon his/her/their/its own due diligence investigation before electing to bid for the Property.


John T. Quinn, Inc.

[illegible]

Dated: 4/8/07

JULIE BOUFFLEUR
STATE OF WASHINGTON
NOTARY — — PUBLIC
MY COMMISSION EXPIRES 02-23-09

June Baffin

NOTARY PUBLIC in and for the State of
Washington, residing at Seattle
My commission expires 2/23/09

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