

2008-009514

Klamath County, Oregon



00049020200800095140050053

**COVER SHEET**

ORS: 205.234

06/30/2008 11:11:27 AM

Fee: \$41.00

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.

1st 1181853

After recording, return to:

Northwest Trustee  
At Post Sale  
PO Box 997  
Bellevue WA 98009

The date of the instrument attached is June 27 2008.

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

Trustee's Deed

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

JADA, Emily

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

MERS

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: \_\_\_\_\_

F41

## TRUSTEE'S DEED

THIS INDENTURE, made June 27, 2008, between Northwest Trustee Services, Inc., hereinafter called the Trustee and Wells Fargo Bank, N.A., hereinafter called the second party;

### RECITALS:

RECITALS: Emily I. Jada, a married woman, as grantors, executed and delivered to: Northwest Trustee Services, as trustee, for the benefit of Mortgage Electronic Registration Systems, Inc. solely as nominee for Union Federal Bank of Indianapolis, as beneficiary, a trust deed dated 11/07/05, duly recorded on 11/18/05 in the mortgage records of Klamath County, Oregon in M05-69428 and subsequently assigned to Wells Fargo Bank, N.A. dba America's Servicing Company by Assignment recorded as Vol:2007 Page:017192. 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 02/19/08, in 2006-2067.

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

Wells Fargo Bank, N.A.  
3476 Statesview Blvd.  
Ft. Mill, SC 29715

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

7777.25750  
1218082800

Until a change is required all tax statements shall be sent to the following address:  
Wells Fargo Bank, N.A.  
3476 Statesview Blvd.  
Ft. Mill, SC 29715

Name, Address, Zip

FOR COUNTY USE:

Consideration: \$183,385.48

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 06/23/08, 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 Wells Fargo Bank, N.A. for the sum of \$183,385.48, Wells Fargo Bank, N.A. being the highest and best bidder at the sale. The true and actual consideration paid for this transfer is the sum of \$183,385.48

Lot 48 of Tract 1417 - EIGHTH ADDITION TO NORTH HILLS - PHASE I, 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.

  
Northwest Trustee Services, Inc., Trustee

I certify that I know or have satisfactory evidence that Jeff Stenman is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as an Assistant Vice President of Northwest Trustee Services, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Miss Baffer

**JULIE BROWN** **W**  
**STATE OF** **W**  
**NOTA** **W**  
**MY COMMISSION** **W**

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

## **SPECIAL WARRANTY DEED**

1218082800

**KNOW ALL MEN BY THESE PRESENTS THAT** Wells Fargo Bank, N.A. dba Americas Servicing Company, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Federal Home Loan Mortgage Corporation, hereinafter called the grantee, does hereby convey and specially warrant unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 48 of Tract 1417 - EIGHTH ADDITION TO NORTH HILLS - PHASE 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$183,385.48. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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 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

### **WARRANTY DEED**

Wells Fargo Bank, N.A. dba Americas Servicing Company  
Grantor

to

Federal Home Loan Mortgage Corporation  
Grantee

JADA, EMILY L./7777.25750

#### **After recording return to:**

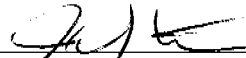
Northwest Trustee Services, Inc.  
Attention: Post Sale Dept.  
P. O. Box 997  
Bellevue, WA 98009-0997

#### **Send tax statements to:**

Federal Home Loan Mortgage Corporation  
5000 Plano Parkway  
Carrollton, TX 75010

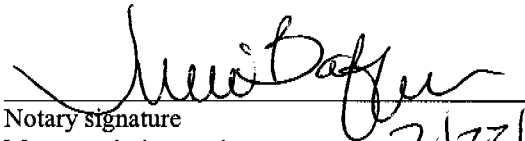
Effective this 27<sup>th</sup> day of June, 2008. If a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other persons duly authorized to do so by order of its board of directors.

Wells Fargo Bank, N.A.

  
By: JEFF STENMAN, Attorney in Fact by power of attorney  
Recorded 7/29/2004 in Klamath County, #M04-page 49801

State of Washington                    )  
  ) ss.  
County of King                         )

This instrument was acknowledged before me on 6/27/09 by JEFF STENMAN as Attorney in Fact of Wells Fargo Bank, NA.

  
Notary signature  
My commission expires: 2/23/09

JULIE  
STATE OF  
NOTARY  
MY COMMISSION