

NTZ 81767

2008-010894

Klamath County, Oregon



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07/31/2008 03:43:33 PM

Fee: \$36.00

After recording, return to:

Michael R. Silvey, Esq.  
Successor Trustee  
Foster Pepper LLP  
601 SW 2<sup>nd</sup> Ave., Suite 1800  
Portland, OR 97204

Until a change is requested, send  
all tax statements to:

BLC Real Estate, LLC  
1633 Broadway, 39<sup>th</sup> Floor  
New York, NY 10019

**TRUSTEE'S DEED**

The true and actual consideration paid for this transfer is the sum of \$105,000.00.

THIS INDENTURE, made this 30<sup>th</sup> day of July, 2008, between MICHAEL R. SILVEY, Successor Trustee, hereinafter called trustee and BUSINESS LOAN CENTER, LLC hereinafter called the second party;

**WITNESSETH:**

RECITALS: Hardip Singh Sandhu dba Boyer's Corner Market, as grantor, executed and delivered to First American Title Insurance Company, as trustee, for the benefit of Business Loan Center, LLC, as beneficiary, a certain trust deed dated September 27, 2006, and duly recorded on September 28, 2006, in the Microfilm records of Klamath County, Oregon, in Volume 2006, Page 019595. In the trust deed the real property therein and hereinafter described was conveyed by the grantor to the trustee to secure, among other things, the performance of certain obligations of the grantor to the beneficiary. The grantor thereafter defaulted in grantor's performance of the obligations secured by the trust deed as stated in the notice of default hereinafter mentioned and such default still existed at the time of the sale hereinafter described.

By reason of the default, the owner and holder of the obligations secured by the trust deed, being the beneficiary therein named, or beneficiary's successor in interest, declared all sums so secured immediately due and owing; a notice of default containing an election to sell the real property and to foreclose the trust deed by advertisement and sale to satisfy grantor's obligations was recorded in the microfilm records of the above county on March 14, 2008, in Volume 2008, page 003291, Microfilm Records of Klamath County, Oregon.

After the recording of the notice of default, as aforesaid, the undersigned trustee gave notice of the time for and place of sale of the real property as fixed by the trustee and 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 Notice of Sale was served upon occupants of the property described in the trust deed 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 proceedings were stayed and released from the stay, copies of an Amended Notice of Sale in the form required by ORS 86.755(6) were mailed by registered or certified mail to the last-known address of those persons listed in ORS 86.740 and 86.750(1) and to the address provided by each person who was present at the time and place set for the sale which was stayed within 30 days after the release from the stay. Further, the trustee published a copy of the notice of sale in a newspaper of general circulation in each county in which the real property is situated, once a week for four

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successive weeks; the last publication of the notice occurred more than twenty days prior to the date of sale. The mailing service and publication of the notice of sale are shown by one or more affidavits or proofs of service duly recorded prior to the date of sale in the official records of the above county, the affidavits and proofs, together with the notice of default and election to sell and the trustee's notice of sale, being now referred to and incorporated in and made a part of this trustee's deed as fully as if set out herein verbatim. The undersigned trustee has no actual notice of any person other than the persons named in said affidavits and proofs as having or claiming a lien on or interest in said described real property, entitled to notice pursuant to ORS 86.740(1)(b) or (1)(c).

Pursuant to the notice of sale, the undersigned trustee on July 28, 2008, at the hour of 10:15 a.m., of that day, in accord with the standard of time established by ORS 187.110, 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 real property in one parcel at public auction to the second party for the sum of \$105,000.00, the second party being the highest and best bidder at such sale and the sum being the highest and best sum bid for the property.

NOW THEREFORE, in consideration of the sum so paid by the second party in cash, the receipt whereof is acknowledged, and by the authority vested in said trustee by the laws of the State of Oregon and by the trust deed, the trustee does hereby convey unto the second party all interest which the grantor had or had the power to convey at the time of grantor's execution of the trust deed, together with any interest the grantor or grantor's successors in interest acquired after the execution of the trust deed in and to the following described real property, to-wit:

Lots 15, 16 and 17, in Block 4, FAIRFIELD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH that portion of vacated alley which inured thereto, said alley was vacated by Order recorded June 4, 1964, in Book 353, Page 319, Records of Klamath County, Oregon

The property is more commonly known as 1939 Riverside Drive, Klamath Falls, OR 97601

TO HAVE AND TO HOLD the same unto the second party, second party's heirs, successors-in-interest and assigns forever.

In construing this instrument and whenever the context so requires the singular includes the plural; the word "grantor" includes any successor in interest to the grantor as well as each and all other persons owing an obligation, the performance of which is secured by the trust deed; the word "trustee" includes any successor trustee, the word beneficiary first named above, and the word "person" includes corporation and any other legal or commercial entity.

IN WITNESS WHEREOF, the undersigned trustee has hereunto executed this document; if the undersigned is a corporation, it has caused its corporate name to be signed and its seal affixed hereto by an officer or other person duly authorized thereunto by order of its Board of Directors.

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. THIS INSTRUMENT DOES 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 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 DETERMINE

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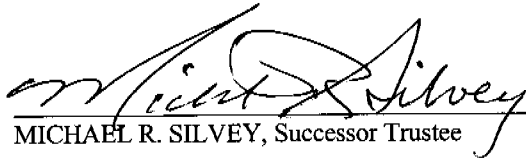
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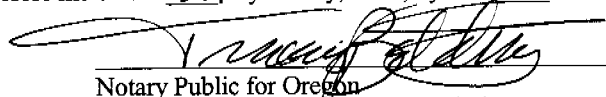
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ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

  
MICHAEL R. SILVEY, Successor Trustee

STATE OF OREGON                     )  
  ) ss.  
County of Multnomah             )

This instrument was acknowledged before me on the 30th day of July, 2008, by MICHAEL R. SILVEY, Successor Trustee.

  
Notary Public for Oregon  
My Commission Expires: JUNE 9, 2011

