

2008-013334

Klamath County, Oregon



00053793200800133340050057

09/25/2008 11:27:45 AM

Fee: \$41.00

## TRUSTEE'S DEED

65784-ATE

Loan No.: 15966583 Trustee Sale No.: OR0819365 Title No.: W870397

THIS INDENTURE, made 09/11/2008, between **LSI TITLE COMPANY OF OREGON, C/O Trustee Corps**, hereinafter called the first party and **HSBC MORTGAGE SERVICES, INC.**, hereinafter called the second party;

Pursuant to said notice of sale, the undersigned trustee on 09/11/2008 at 10:00AM of said day, in accord with the Standard of Time established by ORS 187.110 (which was the day and hour to which said sale was postponed as permitted by ORS 86.755 (2) (which was the day and hour set in the amended Notice of Sale)\* and at the place so fixed for sale, as aforesaid in full accordance with the laws of the State of Oregon and pursuant to the powers conferred upon said trust deed, sold said real property in one parcel at public auction to the said second party for the sum of \$77,013.20 said second party being the highest and best bidder at such sale and said sum being the highest and best sum bid for said property.

### WITNESSETH:

**RECITALS:** JEANNE STEEN, as grantor, executed and delivered to **LAWYERS TITLE REALTY SERVICE**, as trustee, for the benefit of **CAPITAL ONE HOME LOANS, LLC**, as beneficiary, a certain trust deed dated 10/20/2006, duly Recorded on 10/23/2006 as Document No. 2006-021270, in the mortgage records of Klamath County, Oregon.

In said trust deed the real property therein and hereinafter described was conveyed by said grantor to said trustee to secure, among other things, the performance of certain obligations of the grantor to the said beneficiary. The said grantor thereafter defaulted in grantor's performance of the obligations secured by said 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 said default, the owner and holder of the obligations secured by said 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 said real property and to foreclose said trust deed by advertisement and sale to satisfy grantor's said obligations was Recorded on 05/01/2008, as Instrument # 2008-06359 in the mortgage records of Klamath County, to which reference now is made.

541-ATE

(RESERVED FOR RECORDER USE)

Grantor's Name and Address:  
**LSI TITLE COMPANY OF  
OREGON, C/O TRUSTEE CORPS**  
30 Corporate Park, Suite 400  
Irvine, CA 92612

State of \_\_\_\_\_

County of \_\_\_\_\_

Grantee's Name and Address:  
**HSBC MORTGAGE SERVICES,  
INC.**  
**636 GRAND REGENCY  
BOULEVARD  
BRANDON, FL 33510**

I certify that the within instrument was  
received for record on the \_\_\_\_\_ day of  
\_\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and  
recorded in book/reel/volume no. \_\_\_\_\_

on page \_\_\_\_\_ or as fee/file  
instrument/microfilm/reception no. \_\_\_\_\_

AFTER RECORDING RETURN TO:  
**HSBC MORTGAGE SERVICES,  
INC.**  
**636 GRAND REGENCY  
BOULEVARD  
BRANDON, FL 33510**

TITLE \_\_\_\_\_

UNTIL REQUESTED, SEND ALL TAX  
STATEMENTS TO:  
**HSBC MORTGAGE SERVICES,  
INC.**  
**636 GRAND REGENCY  
BOULEVARD  
BRANDON, FL 33510**

Record of Mortgages of said County.  
Witness my hand and seal of County Affixed.

NAME \_\_\_\_\_

By \_\_\_\_\_ Deputy

After the recording of said notice of default, as aforesaid, the undersigned trustee gave notice of the time for and place of sale of said real property as fixed by the trustee and as required bylaw; 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 the Amended Notice of Sale in the form required by ORB 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 said notice of sale in a newspaper of general circulation in each county in which the said real property is situated, once a week for four successive weeks; the last publication of said notice occurred more than twenty days prior to the date of such sale. The mailing, service and publication of said 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 said county, said affidavits and proofs, together with the said 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 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).

NOW THEREFORE, in consideration of the said sum is 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 said trustee 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 said trust deed, together with any interest the said grantor or grantor's successors in interest acquired after the execution of said trust deed in and to the following described real property, to-wit:

**THE NORTH 75 FEET OF LOT 4, BLOCK 1, SHIVES 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.**

**TAX ACCOUNT NO: 3809-029CD-00700-000      KEY NO: 367203**

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 said trust deed, the word "trustee" includes any successor trustee, the word "beneficiary" includes any successor in interest of the 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 it's corporate name to be signed and its seal affixed hereto by an officer or another person duly authorized thereunto by order of its Board of Directors.

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.

\*Delete words in parentheses if inapplicable.

Dated:

LSI TITLE COMPANY OF OREGON, as successor Trustee

*A. Fragassi*  
By: A. Fragassi, Sr. Vice President/COO

STATE OF Ca  
COUNTY OF Orange

On 9- before me, \_\_\_\_\_, a Notary Public in and for said county and state, personally appeared A. Fragassi, SR. Vice President/COO personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

\_\_\_\_\_  
Notary public in and for said County and State

State of California )  
County of Orange

On 9-24-08 before me,  
Jejara Garcianni, Notary Public,  
personally appeared A. Fragassi, Sr. Vice President/COO,  
who proved to me on the basis of  
satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the  
within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the  
instrument the person(s), or the entity upon behalf of which the person(s) acted,  
executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that  
the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature

Jejara Garcianni

(Seal)

