

EOB

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Daniel H. Rosenhouse

1515 SW 5th Ave., Suite 410

Portland, OR 97201

Trustee's Name and Address

Patricia J. Matney

1608 Dorothy Ave.

Longview, WA 98632-4202

Second Party's Name and Address

After recording, return to (Name, Address, Zip):

Patricia Matney
Same as above

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Same

2008-016726

Klamath County, Oregon



00057814200800167260020027

12/23/2008 08:33:45 AM

Fee: \$26.00

SPACE RESERVED

FOR
RECORDER'S USE

No. _____, Records of this County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

TRUSTEE'S DEED

THIS INDENTURE, Dated December 9, 2008

Daniel H. Rosenhouse

Patricia J. Matney

called trustee, and

hereinafter called the second party; WITNESSETH:

RECITALS: Robert L. Hodges, affiant of the estate of Effie Hodges, Klamath Cty #799CV

delivered to Aspen Title and Escrow*

of State of Oregon Senior and Disabled Services Division

dated October, 2000, recorded on December 11, 2000

Klamath County, Oregon, in ☐ book ☐ reel ☐ volume No. M-00 at page 44214☐ fee ☐ file ☐ instrument ☐ microfilm ☐ reception No. _____ (indicate which). In that 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 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 the 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 the asserting grantor's obligations was recorded on July 10, 2008, in the Records of Klamath County, in ☐ book ☐ reel ☐ volume No. _____ at page _____, and/or as ☐ fee ☐ file instrument ☐ microfilm ☐ reception No. 2008-009954 (indicate which), to which reference now is made.

After recording the notice of default, 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 notice of sale were served pursuant to ORCP 7 D. (2) and 7 D. (3), or mailed by both first class and certified mail with return receipt requested, to the last known addresses of the persons or their legal representatives, if any, named in ORS 86.740 (1) and 86.740 (2)(a), at least 120 days before the date the property was sold. A copy of the notice of sale was mailed by first class and certified mail with return receipt requested to the last known address of the fiduciary or personal representative 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. Copies of the notice of sale were served in accordance with ORS 86.750(1) upon occupants of the property described in the trust deed at least 120 days before the date the property was sold. 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 addresses 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. 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 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 affidavits and/or proofs of service duly recorded prior to the date of sale in the county records, those affidavits and proofs, together with the Notice of Default and Election to Sell and the notice of sale, being now referred to and incorporated in and made a part of this deed as if fully set forth herein. The undersigned trustee has no actual notice of any person, other than the persons named in those affidavits and proofs as having or claiming a lien on or interest in the real property, entitled to notice pursuant to ORS 86.740 (1)(b) or (1)(c).

The true and actual consideration for this conveyance is \$ 37,500.00. (Here comply with ORS 93.030.)

(OVER)



The undersigned trustee, on _____ December 4, 2008 _____, at the hour of _____ 1:00 _____ o'clock, P. M., in accord with the standard of time established by ORS 187.110, (which was the day and hour set in the amended notice of sale)* 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 the trustee by the trust deed, sold the real property in one parcel at public auction to the second party for the sum of \$ 37,500.00, the second party being the highest and best bidder at the sale, and that sum being the highest and best bid for the property.

NOW, THEREFORE, in consideration of that sum so paid by the second party in cash, the receipt whereof is acknowledged, and by the authority vested in the 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:

Beginning at a point which is the Southeast corner of School District # 31 property, which point of beginning is more particularly described as a point South 877 feet and West 30 feet from the one-quarter corner common to Sections 14 and 15, Township 39 South, Range 9 East of the Williamette Meridian, as used in descriptions in Deed Records of Klamath County to School District #31, Volume 21, Page 172, which point of beginning is also South 898.6 feet and West 30 feet from an iron pin, which iron pin is described as the one-quarter corner common to said Sections 14 and 15 in the Elmwood Park Subdivision plat; thence North 89°37' West along the South line of School District #31 property, a distance of 360.0 feet; thence South 121.0 feet; thence South 89°37' East 360.0 feet to an intersection with the West right of way line of Summers Lane; thence North along the said West right of way line of Summers Lane 121.0 feet to the point of beginning, Klamath Falls, Oregon.

CODE 024 MAP 3909-015D0 TL 00300 KEY #579378

*Daniel H. Rosenhouse was appointed Successor Trustee by document recorded June 2, 2008 as document no. 2008-007957, Klamath County, Oregon

TO HAVE AND TO HOLD the same unto the second party and the 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; "grantor" includes any successor in interest to the grantor, as well as each and every other person owing an obligation, the performance of which is secured by the trust deed; "trustee" includes any successor trustee; "beneficiary" includes any successor in interest of the beneficiary first named above; and "person" includes a 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 name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING 195.300, 195.301 AND 195.306 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT 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 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 195.306 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

* Delete words in parentheses if inapplicable.

STATE OF OREGON, County of _____
Multnomah () ss. _____
This instrument was acknowledged before me on _____
by _____
This instrument was acknowledged before me on _____
of _____
as _____
by _____
This instrument was acknowledged before me on _____

Notary Public for Oregon _____
My commission expires _____

