

2009-015272

Klamath County, Oregon



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12/02/2009 03:04:08 PM

Fee: \$47.00

RECORDING REQUESTED BY

SEND ALL TAX STATEMENTS TO AND WHEN RECORDED MAIL TO:

**GORILLA CAPITAL OF KLAMATH COUNTY 5, LLC, AN OREGON LIMITED LIABILITY COMPANY**  
1400 HIGH STREET, SUITE B-2  
EUGENE, OR 97401

Trustee's Sale No: 09-FMG-75102



151 1505624

## TRUSTEE'S DEED

THIS INDENTURE, made on 11/16/2009, between REGIONAL TRUSTEE SERVICES CORPORATION, hereinafter called Trustee, and GORILLA CAPITAL OF KLAMATH COUNTY 5, LLC, AN OREGON LIMITED LIABILITY COMPANY, hereinafter called the Grantee; and the true and actual consideration paid for this transfer is the sum of \$88,826.00.

WITNESSETH:

RECITALS: CHARLES REED AND RONDA REED, AS TENANTS BY THE ENTIRETY, as Grantor, executed and delivered to CHICAGO TITLE INSURANCE COMPANY, as Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ITS SUCCESSORS AND ASSIGNS, as Beneficiary, a certain Trust Deed dated 11/21/2006, duly recorded on 11/29/2006, under Instrument No. 2006-023788, 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 his 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 said 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 his successor in interest, declared all sums to secured immediately due and owing; and 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 in the mortgage records of said county on 5/13/2009, in Instrument No. 2009-6753 to which reference is now made.

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 Trustee 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 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

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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). Trustee hereby certifies that any valid requests for information under 2003 OR Laws ch 251 have been responded to within the time allowed by the statute. Trustee hereby certifies that notice required under Section 20 and 21, Chapter 19, Oregon Laws was given as required.

Pursuant to said Notice of Sale, the undersigned Trustee on November 16, 2009, at the hour of 11:00 AM, of said day, in accord with the standard of time established by ORS 187.110, [which was the date and hour to which said sale was postponed as permitted by ORS 86.755(2) or 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 him by said Trust Deed, sold said real property in one parcel at public auction to Grantee for the sum of \$88,826.00, he being the highest and best bidder at such sale and said sum being the highest and best sum bid for said property.

NOW, THEREFORE, in consideration of the said sum so paid by Grantee 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 Trust Deed, the Trustee does hereby convey unto Grantee 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 his successors in interest acquired after the execution of said Trust Deed in and to the following described real property, to-wit:

ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH.

TO HAVE AND TO HOLD the same unto Grantee, his heirs, successors-in-interest and assigns forever.

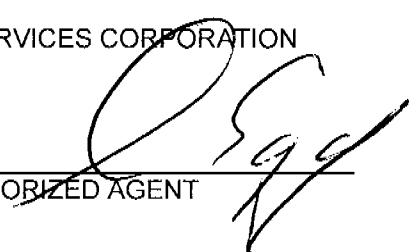
In construing this instrument and whenever the context so requires, the masculine gender includes the feminine and the neuter, the singular includes the plural; the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any, and the word "person" includes corporation and any other legal or commercial entity.

IN WITNESS WHEREOF, the undersigned Trustee has caused its corporate name to be signed by its officers 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.*

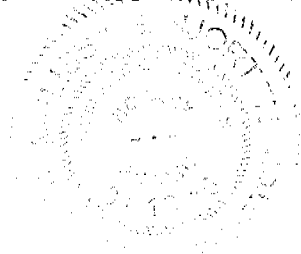
DATED: 11/16/2009


REGIONAL TRUSTEE SERVICES CORPORATION  
Trustee

By   
ANNA EGDORF, AUTHORIZED AGENT

STATE OF WASHINGTON     }  
                                      } ss.  
COUNTY OF KING         }

The foregoing instrument was acknowledged before me 11/16/2009, by ANNA EGDORF, AUTHORIZED AGENT of REGIONAL TRUSTEE SERVICES CORPORATION, a WASHINGTON Corporation, on behalf of the corporation.



  
Notary Public for WASHINGTON  
My commission expires: 11-16-10

## EXHIBIT FOR LEGAL DESCRIPTION

Trustee's Sale No. 09-FMG-75102

### EXHIBIT 'A'

A parcel of land within that tract of real property recorded in Volume 259, page 658, Deed Records of Klamath County, Oregon, described therein as being situated in Sections 29 and 32, Township 39 South, Range 8 East of the Willamette Meridian; said parcel of land being more particularly described as follows:

Beginning at the Northwest corner of the above mentioned tract of real property, which corner is recorded as being in an old established fence line distant 368 feet West, more or less, from the Northeast corner of the SE1/4 of the SW1/4 of Section 29, Township 39 South, Range 8 East of the Willamette Meridian; thence South 06° 21' East along the West boundary of said Tract of real property a distance of 3289.58 feet to the true point of beginning of this description; thence North 67° 22' East 658.62 feet; thence North 04° 11' 20" West 324.00 feet; thence South 70° 55' 45" West 660.53 feet; thence South 06° 21' East 362.00 feet to the point of beginning, being in Section 32, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING from the above described parcel all that portion lying North of a line parallel with the South boundary thereof and 181.00 feet distant from said South boundary as measured along the East boundary.

Together with the non-exclusive right of ingress and egress across a 60 foot strip of land more particularly described as follows:

Starting at the steel stake which marks the Northeast corner of that tract of land described in Volume M66, page 7445, Microfilm Records of Klamath County, Oregon; thence South 4° 11.3' East 317.41 feet along the Easterly line of the above described parcel to an iron pin; thence South 4° 11.3' East 546.30 feet to a steel stake lying on the Northerly right of way line of Oregon Highway 66 as constructed; thence North 72° 56.4' East 30.77 feet along said right of way line to a steel stake; thence North 72° 56.4', 30.77 feet along said right of way line to a steel stake; thence North 4° 11.3' West 862.06 feet to a steel stake; thence South 74° 20.9' West 30.61 feet to a steel stake; thence South 74° 20.9' West 30.61 feet to the place of beginning of this description.