

2009-016087

Klamath County, Oregon



00077152200900160870030038

Recording requested by:

When recorded mail to:

12/24/2009 12:08:55 PM

Fee: \$47.00

Bank of America - TX
5401 North Beach Street
Fort Worth, TX 76137

Forward tax statements to the address given
above

ATE 66253

Space above this line for recorders use

TS # 039-005219

Order # 30163727

Trustee's Deed

THIS INDENTURE, made on 12/17/2009, between LAWYERS TITLE INSURANCE CORPORATION hereinafter called the trustee, and COUNTRYWIDE HOME LOANS hereinafter called the grantee; and this true and actual consideration paid for this transfer is the sum of \$67,892.33.

WITNESSETH:

RECITALS: LAURA S LEACH, AN UNMARRIED WOMAN as grantor, executed and delivered to FIRST AMERICAN TITLE INSURANCE CO, as trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as beneficiary, and recorded on 9/13/2004 as Instrument No. , in book M04, page 60819 of Official 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 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 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 in the mortgage records of said county on 7/6/2009.

After the recording of said 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 Notice of Default and Trustee's Notice of Sale were served pursuant to O.R.C.P. 7D (2) and 7D. (3) and 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 O.R.S. 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 return receipt requested, to the last known address of the guardian, conservator or administrator or executor of any person named in O.R.S. 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 O.R.C.P. 7D. (2) and 7D. (3) at least 120 days before the date the property was sold, pursuant to O.R.S. 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 O.R.S. 86.755 (6) were mailed by registered or certified mail to the last-known address of those persons listed in O.R.S. 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 said real property is situated, once a week for four successive weeks; the last publication of said notice of sale occurred more than twenty days prior to the date of such sale.

ATE 847

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 Klamath County, Oregon; said affidavits and proofs, together with the said 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 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 O.R.S. 86.740 (1) (b) or (1) (c).

Pursuant to said notice of sale, the undersigned trustee on 11/16/2009, at the hour of of said day, in accord with the standard of time established by O.R.S. 187.110, (which was the date and hour to which said sale was postponed as permitted by O.R.S. 86.755(2)) or (which was the day and hour set in the Notice of Sale or 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 \$67,892.33, he being the highest and best bidder at such sale and the 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 has 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:

LOT 445 IN BLOCK 126 OF MILLS 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 Parcel No. R3809-033AD-010900-000

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

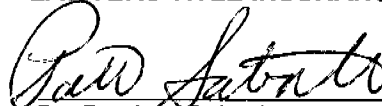
In construing this instrument and whenever the context so requires, the masculine gender includes feminine and the neuter and the singular includes plural, the word "grantor" includes any successor in interest to the grantor as well as each and all other persons owing an obligation, the performance of 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 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 DEPARTMENTS TO VERIFY APPROVED USES.

Dated: 12/17/2009

LAWYERS TITLE INSURANCE CORPORATION



By: Patricia Sabatino, Assistant Secretary

**State of California
County of Orange**

On 12/17/2009 , before me, **DANA A. ROSAS**, Notary Public, personally appeared **PAT SABATINO**, 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: _____

DANA A. ROSAS, NOTARY PUBLIC

