

2010-005284

Klamath County, Oregon



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05/05/2010 08:54:47 AM

Fee: \$52.00

TRUSTEE'S DEED

Grantor/Successor Trustee Name and Address: Eric R. Stark Stark and Hammack, P.C. 201 W. Main Street, Suite 1B Medford, OR 97501	Grantee's/ Second Party Name and Address: Robert W. Cox and Janice C. Cox 502 W. Main St. #100 Medford, OR 97501
Until a Change is Requested send all tax statements to: Robert W. Cox and Janice Cox 502 W. Main St. #100 Medford, OR 97501	After Recording Return To: STARK AND HAMMACK, P.C. 201 West Main Street, Suite 1B Medford, OR 97501

THIS INDENTURE, made this 3rd day of May, 2010, between ERIC R. STARK, hereinafter called Grantor/Successor Trustee, and **Robert W. Cox and Janice Cox**, hereinafter called the Second Party;

WITNESSETH:

RECITALS: Brandon D. Coons and Amanda D. Coons, as Grantors, executed and delivered to AmeriTitle, as Trustee, in favor of Robert W. Cox and Janice Cox, as Beneficiary under that certain Trust Deed recorded July 29, 2008 as Document No. 2008-010762, Official Records of Klamath County, Oregon. In that trust deed the real property therein and hereinafter described was conveyed by the Grantors to the Trustee to secure, among other things, the performance of certain obligations of the Grantors to the Beneficiary. The Grantors 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 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 Grantors' obligations was recorded on November 17, 2009, as Instrument No. 2009-014716, Official Records of Klamath County, Oregon, to which reference now is made. An Amended Notice of Default containing an election to sell the real property and to foreclose the trust deed by advertisement and sale to satisfy Grantors' obligations was recorded on December 11, 2009 as Instrument No. 2009-015636 to which reference now is made.

After recording the Amended Notice of Default, the undersigned Grantor/Successor 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 Amended Notice of Sale were served pursuant to ORCP7D(2) and 7D(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 ORS 86.750(1), at least one hundred twenty days before the date the property was sold. The Grantor/Successor Trustee published a copy of the Amended 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 the original sale date. The mailing, service and publication of the Amended 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 Amended 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 Grantor/Successor 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) and ORS 86.750(1).

In compliance with Chapter 19, Oregon Law 2008, and the provisions thereof, a certified true copy of the notice required by Section 20 of the 2008 Act was mailed to the Grantor of the Trust Deed, the Grantor's successor, and the occupant of the property referenced herein by both first class and certified mail, with return receipt requested on December 18, 2009.

In compliance with Oregon House Bill 3004 effective August 4, 2009 and Oregon Senate Bill 952 effective August 23, 2009, and the provisions thereof, a Notice to Tenants was mailed by both first class and certified mail with return receipt requested to the Grantor of the Trust Deed, the Grantor's successor, and the occupant of the property on December 18, 2009.

The true and actual consideration for this conveyance is \$65,000.00.

The undersigned Grantor/Successor Trustee or their agent, on April 23, 2010, at the hour of 10:00 A.M. in accord with the standard of time established by ORS 187.110, 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 Grantor/Successor Trustee by the trust deed, sold the real property in one parcel at public auction to the second party for the sum of \$65,000.00, 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 hereby acknowledged, and by the authority vested in

the Grantor/Successor Trustee by the laws of the State of Oregon and by the trust deed, the Grantor/Successor 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:

Lot 12, Block 50, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

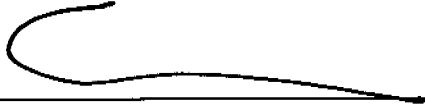
Commonly known as: 5419 Blue Heron Drive, Bonanza, Oregon.

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 "Grantors" includes any successor in interest to the Grantors, 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 Grantor/Successor Trustee; the word "Beneficiary" includes any successor in interest of the Beneficiary first named above; and the word "person" includes a corporation and any other legal or commercial entity.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855 OREGON LAWS 2009.

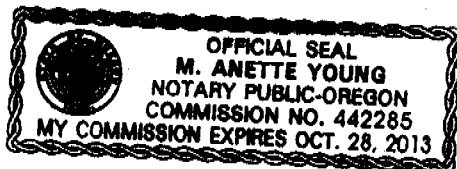
IN WITNESS WHEREOF, the undersigned Grantor/Successor Trustee has hereunto executed this document.


ERIC R. STARK, Grantor/Successor
Trustee

STATE OF OREGON)
) ss
County of Jackson)

Before me, a Notary Public, personally appeared ERIC R. STARK, known to me to be the person who executed the foregoing instrument, and acknowledged to me that he signed the same as his free and voluntary act and deed.

WITNESS my hand and seal this 3rd day of May, 2010.




NOTARY PUBLIC FOR OREGON