

2010-008384

Klamath County, Oregon



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07/12/2010 03:04:22 PM

Fee: \$47.00

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TRUSTEE'S DEED

TRUSTEE:

Jeanne Kallage Sinnott, as successor trustee
Miller Nash LLP
111 S.W. Fifth Avenue, Suite 3400
Portland, Oregon 97204-3699

PURCHASER:

U.S. Bank N.A.
Foreclosure Asset Management Group
c/o Susan Cason
200 South Sixth Street, EP-MN-L22F
Minneapolis, MN 55402

**AFTER RECORDING,
RETURN TO:**

U.S. Bank N.A.
Foreclosure Asset Management Group
c/o Susan Cason
200 South Sixth Street, EP-MN-L22F
Minneapolis, MN 55402

**UNTIL REQUESTED OTHERWISE,
SEND ALL TAX STATEMENTS TO:**

U.S. Bank N.A.
Foreclosure Asset Management Group
c/o Susan Cason
200 South Sixth Street, EP-MN-L22F
Minneapolis, MN 55402

CONSIDERATION:

\$45,000

THIS TRUSTEE'S DEED, dated July 8, 2010, is between Trustee and Purchaser.

WITNESSETH:

John A. Moore and Alice P. Moore, as grantor ("Grantor"), executed and delivered to David A. Kubat, as trustee, for the benefit of U.S. Bank N.A., as beneficiary ("Beneficiary"), a certain deed of trust dated October 9, 2008, and recorded on October 14, 2008, in Volume 2008 at Page 014082 in the official real property records of Klamath County, Oregon (the "Trust Deed"). Grantor conveyed the real property described in the Trust Deed and below (the "Property") to Trustee to secure, among other things, the performance of certain obligations of Grantor to Beneficiary. Grantor thereafter defaulted in performance of the obligations secured by the Trust Deed as stated in the notice of default described below, and such default still existed at the time of the sale. Beneficiary then appointed the undersigned as Trustee under the Trust Deed.

By reason of the default, Beneficiary declared all sums secured by the Trust Deed immediately due and owing. A notice of default containing an election to sell the Property and to foreclose the Trust Deed by advertisement and sale to satisfy Grantor's obligations was recorded on February 2, 2010, as Instrument No. 2010-001767 in the official real property records of Klamath County, Oregon.

After recording the notice of default, Trustee gave notice of the time and place of the sale of the Property. Copies of the notice of sale and notice pursuant to ORS 86.737 and Oregon Laws 2009, ch. 864 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 and notice pursuant to ORS 86.737 and Oregon Laws 2009, ch. 864 were mailed by first class and certified mail with return receipt requested to the last known address of the fiduciary or personal representative, if any, of any person named in ORS 86.740(1), promptly after Trustee received knowledge of the disability, insanity or death of any such person. Copies of the notice of sale and notice pursuant to ORS 86.737 and Oregon Laws 2009, ch. 864 were served upon an occupant of the Property, if any, described in the Trust Deed in the manner in which a summons is served pursuant to ORCP 7 D(2) and 7 D(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 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. Trustee published a copy of the notice of sale in a newspaper of general circulation in each county in which the Property is situated once a week for four successive weeks. The last publication of the notice occurred more than 20 days prior to the date that Trustee or its agent conducted the 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 said notice of default and election to sell and notice of sale, are all incorporated by reference and made a part of this Trustee's Deed as if fully set forth herein.

The true and actual consideration for this conveyance is \$45,000.

Trustee or its agent, as allowed under ORS 86.755, on July 1, 2010, at one o'clock (1:00) p.m., in accordance 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 Trustee by the Trust Deed, sold the Property at public auction to Purchaser for the sum of \$45,000, Purchaser 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 paid by Purchaser, the receipt whereof is acknowledged, and by the authority vested in Trustee by the laws of the State of Oregon and by the Trust Deed, Trustee does hereby convey to Purchaser all interest that Grantor had or had the power to convey at the time of Grantor's execution of the Trust Deed, together with any interest Grantor or Grantor's successors in interest acquired after the execution of the Trust Deed in and to the following described property:

The Westerly 88 feet, more or less, of Lot 4, Block 11, STEWART, Klamath County, Oregon, according to the duly recorded plat thereof in the office of the Klamath County Clerk.


TO HAVE AND TO HOLD the same unto Purchaser and Purchaser's heirs, successors in interest and assigns forever.

In construing this Trustee's Deed, and whenever the context so requires, the singular includes the plural; "Grantor" includes any successor in interest to 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 former or successor trustee; "Beneficiary" includes any successor in interest of the Beneficiary; and "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 Trustee has hereunto executed this document.

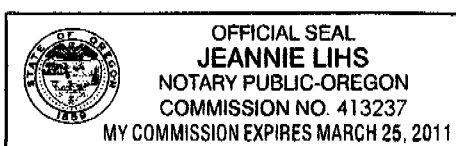
Dated this 8th day of July, 2010.

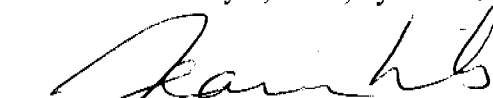


Jeanne Kallage Sinnott, Successor Trustee

STATE OF OREGON)
) ss.
County of Multnomah)

This instrument was acknowledged before me on July 8, 2010, by Jeanne Kallage Sinnott, as successor trustee.





Notary Public for Oregon
-3-
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