

RECORDING REQUESTED BY

2010-009467

Klamath County, Oregon

SEND ALL TAX STATEMENTS TO AND WHEN RECORDED MAIL TO:



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08/10/2010 03:08:55 PM

Fee: \$42.00

US BANK HOME MORTGAGE
4801 FREDERICA STREET
OWENSBORO, KY 42301

Trustee's Sale No: OR-USB-107787

ATE 67571

TRUSTEE'S DEED

THIS INDENTURE, made on 8/5/2010, between LSI TITLE OF OREGON, LLC, hereinafter called Trustee, and US BANK, N.A., hereinafter called the Grantee; and the true and actual consideration paid for this transfer is the sum of \$75,000.00.

WITNESSETH:

RECITALS: JESUS VENTURA PIMENTEL AND MARGARITA VENTURA, HUSBAND AND WIFE, as Grantor, executed and delivered to FIDELITY NATIONAL TITLE INSURANCE, as Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, a certain Trust Deed dated 8/25/2006, duly recorded on 8/28/2006, under Instrument No. 2006-017256, 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 3/25/2010, in Instrument No. 2010-3694 to which reference is now made.

After recording the Notice of Default, the trustee gave notices to the grantor(s) and/or occupants pursuant to the requirements of section 20 and 21, Chapter 19, Oregon Laws 2008 ("Bill") by mailing said notice by both first class and certified mail with return receipt requested. The 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 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.

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