

AFTER RECORDING RETURN TO:

John D. Albert
PO Box 968
Salem, OR 97308



00088826201000097440040040

08/17/2010 08:38:54 AM

Fee: \$52.00

SEND TAX STATEMENTS TO:

Northwest Farm Credit Services, FLCA
PO Box 878
Pendleton, OR 97801

TRUSTEE'S DEED

GRANTOR: John D. Albert, hereinafter "trustee"

GRANTEE: Northwest Farm Credit Services, FLCA, hereinafter "second party"

PROPERTY:

PARCEL 1 - The NW1/4 NE1/4 and SW1/4 NE1/4 Section 30, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon. AND the NW1/4 SE1/4 Section 30, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, lying North of the following described line: Beginning at a point on the centerline of Haskins Road, being accepted as the West line of said NW1/4 SE1/4, said point being North 00°39'36" East 2184.0 feet from the South quarter corner of said Section 30, said quarter corner being marked by a P K nail 29.00 feet West of a 1" iron pipe as per Survey No. 1713 and Major Land Partition No. 3-88 thence East 1320 feet, more or less, to a point on the East line of said NW1/4 SE1/4 with bearings based on said Survey No. 1713.

PARCEL 2 -SW1/4 SE1/4 of Section 19, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

CONSIDERATION: The true and actual consideration for this conveyance is other than money, which is the whole consideration.

THIS INDENTURE, made this 13th day of August, 2010, between John D. Albert, trustee, and Northwest Farm Credit Services, FLCA, second party;
WITNESSETH:

RECITALS:

Antonio Silveira and Monica Silveira, as grantors, executed and delivered to John D. Albert, successor trustee to Amerititle, as trustee, for the benefit of Northwest Farm Credit Services, FLCA, as beneficiary, a certain trust deed dated August 13, 2008, duly recorded on August 14, 2008, in the mortgage records of Klamath County, Oregon, at Microfilm Record No. 2008-011552. In and by said trust deed the real property therein and hereinabove described was conveyed by said grantors to said trustee to secure, among other things, the performance of certain obligations of the grantors to the said beneficiary as set forth in said trust deed. The said grantors thereafter defaulted in their 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 named in said trust deed or its successor in interest, declared all sums secured by said trust deed immediately due and owing; a notice of said default, containing an election to sell the said real property and to foreclose said trust deed by advertisement and sale to satisfy the obligations of the grantors aforesaid was recorded in the mortgage records of said county on March 11, 2010, in Microfilm Record No. 2010-003201, to which reference is 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 the trustee and as required by law. Copies of the notice of sale and notices required by ORS 86.737 were served pursuant to ORCP 7 D.(2) and 7 D.(3), and/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 86.740 (2)(a), at least 120 days before the date the property was sold. A copy of the notice of sale and notices required by ORS 86.737 were mailed by first class and certified mail with return receipt requested, to the last known address of the fiduciary or personal representative 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. Copies of the notice of sale and notices required by ORS 86.737 were served upon occupants of the property 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 first class and certified mail with return receipt requested, to those persons listed in ORS 740 and ORS 86.750(1) to the addresses 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. 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 at least twenty days prior to the date of such sale. The mailing, service and publication of said notice of sale are shown by affidavits and/or proofs of service duly recorded prior to the date of sale in the county records, 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 deed as if fully set forth herein. The undersigned trustee had no actual notice of any person, other than the persons named in said affidavits and proofs 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 ORS 86.737 have been responded to within the time allowed by the statute.

The undersigned trustee, on August 11, 2010, at Klamath County Courthouse, at the hour of 11:00 o'clock a.m., in accord with the standard time established by ORS 187.110 which was the time and 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 the said second party for the sum of \$1,155,499.66, it being the highest and best bidder at such sale and said sum being the highest and best sum bid for said property.

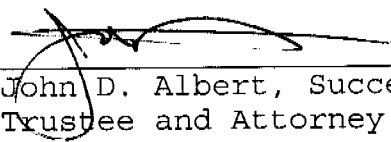
NOW, THEREFORE, in consideration of the said sum so paid by the second party by credit bid, the receipt whereof hereby is acknowledged, and by virtue of the authority vested in said trustee by the laws of the State of

RE: Trust Deed from
Antonio and Monica Silveira
to
John D. Albert, Successor Trustee
Northwest Farm Credit Servcices, FLCA, Beneficiary

CERTIFICATE OF NON-MILITARY SERVICE

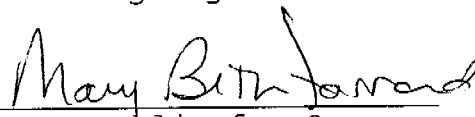
STATE OF OREGON)
) ss.
County of Marion)

THIS IS TO CERTIFY that I am the Successor Trustee and the attorney for Beneficiary in that certain Trust Deed in which Antonio J. and Monica Silveira, as Grantors, conveyed to John D. Albert, as Successor Trustee to Amerititle, as Trustee, in favor of Northwest Farm Credit Services, FLCA, as Beneficiary, certain real property in Klamath County, Oregon; which Trust Deed was dated August 13, 2008, and recorded August 14, 2008, at Microfilm No. 2008-011552 of the Records of Klamath County, Oregon, thereafter a Notice of Default and Election to Sell with respect to said Trust Deed was recorded on March 11, 2010, at Microfilm No. 2010-003201; thereafter the said Trust Deed was duly foreclosed by advertisement and sale and the real property covered by said Trust Deed was sold at the Trustee's sale on August 11, 2010; I reasonably believe that at no time during the period of three months and 1 day immediately preceding the day of said sale and including the day of the sale, was the real property described in and covered by said Trust Deed, or any interest therein, owned by a person in the military service as defined in Article I of the "Soldiers' and Sailors' Civil Relief Act of 1940" as amended. I have used the DMDC Military Verification Website and determined that Antonio Silveira and Monica Silveira were not members of the military.


John D. Albert, Successor
Trustee and Attorney for
Beneficiary

Personally appeared the above named John D. Albert, this 13th
day of August, 2010, and acknowledged the foregoing to be his
voluntary act and deed.




Notary Public for Oregon
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