

2010-011297

Klamath County, Oregon



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09/23/2010 01:38:26 PM

Fee: \$42.00

**After recording return to:**

Douglas V. Osborne  
439 Pine Street  
Klamath Falls, OR 97601

**Until a change is requested all tax  
statements shall be sent to the  
following address:**

Harry Doo Gee  
1812 Holiday Lane  
Mount Shasta CA 96067

Map/Tax Lot #R-3809-033DD-10300  
Tax Account # R634460

**TRUSTEE'S DEED**

THIS DEED OF TRUST is made this 22<sup>nd</sup> day of September, 2010.

The following are parties hereto:

TRUSTEE (grantor herein): DOUGLAS V. OSBORNE

GRANTEE: GEE MAH AND MAH PARTNERSHIP

Reference is made to that certain Trust Deed dated June 16, 2008 recorded June 23, 2008 in Book 2008, Page 9210, Klamath County Records where Shannon Search is Grantor; further reference is made to the Notice of Default and Election to Sell and other documents recorded April 21, 2010 at Book 2010, Page 004778, Klamath County Records; and further reference is made to the Affidavit of Mailing, Affidavit of Publication and other documents recorded in Klamath County Records, including on September 21, 2010, which documents reference the default of Grantor on such Trust Deed, and otherwise affecting the real property described below.

Pursuant to the above, and pursuant to law, including, but not limited to, ORS 86.705 through 86.795, the undersigned on September 21, 2010, at the hour of 11:00 a.m. in accord with the standard of time established by ORS 187.110 and at the place so fixed for such sale, in full accordance with the laws of the State of Oregon and pursuant to the powers conferred upon the Trustee by said Trust Deed, sold the real property in one parcel at public auction to the Grantee for the sum of \$140,056.21, which is the true and actual consideration of this transfer.

Trustee, by the authority vested in Trustee by the laws of the State of Oregon and by said Trust Deed, conveys unto Grantee, all interest which Shannon Search had or had the

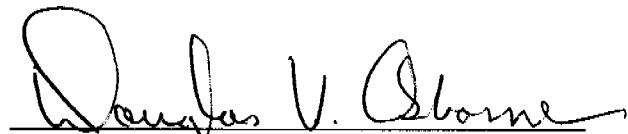
power to convey at the time of her execution of the trust deed, together with any interest she or her successors in interest acquired after the execution of the trust deed in and to the following property, to wit:

Lot 17, Block 309, of DARROW ADDITION, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon

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

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. 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 VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES 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 Grantor has hereunto set his hand the day and year first above written.

  
Douglas V. Osborne, Trustee

STATE OF Oregon )  
                                  )ss.  
County of Klamath )

This instrument was acknowledged before me on this 22<sup>nd</sup> day of September, 2010  
by Douglas V. Osborne.



  
Notary Public for Oregon  
My commission expires: 12/8/12