

NOTE 1396-10224

2010-011724

Klamath County, Oregon

Grantor:
JON L. CRAWFORD and THERESA L. PAULIN



Trustee:
LAWYERS TITLE INSURANCE COMPANY

10/04/2010 03:17:01 PM

Fee: \$42.00

After recording return to: Eric Lee Niemeyer, Attorney at Law
601 Willamette Ave
Medford, OR 97504

TRUSTEE'S DEED (Non-Occupied Property)

Eric Lee Niemeyer, successor trustee (TRUSTEE), executes this trustee's deed (DEED) between TRUSTEE and Jerry and Delores Niemeyer (SECOND PARTY). Jon L. Crawford and Teresa L. Paulin, grantors of a trust deed, executed and delivered to Lawyers Title Insurance Company as trustee, for the benefit of Jerry and Delores Niemeyer as beneficiaries, a trust deed on 12-05-06, recorded on 12-07-06, as instrument No. 2006-24259 in the records of Klamath County, Oregon. In that trust deed the grantor conveyed real property to the trustee to secure the performance of certain obligations of the grantor to the beneficiary. The grantor defaulted in performance of the obligations secured by the trust deed as stated in the notice of default and such default existed at the time of the sale described here.

Because of the default the beneficiary declared all sums immediately due and owing. TRUSTEE prepared a notice of default containing an election to sell the real property and foreclose the trust deed with an advertisement and sale to satisfy the grantor's obligations and recorded it on 05-17-10, in the Records of Klamath County as instrument No. 2010-095990.

After recording the notice of default TRUSTEE gave notice of the time for and place of sale of the real property. TRUSTEE served copies of the notice of sale 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 representative, if any, named in ORS 86.740 (1) and 86.740 (2)(a), at least 120 days before TRUSTEE sold the property. TRUSTEE mailed a copy of the notice of sale using 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. 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 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 stay. TRUSTEE published a copy of the notice of sale in the 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 sale. TRUSTEE complied with ORS 86.737 and ORS 86.745(9) and sent notice of danger of losing property, notice to tenants and a request for loan modification to the Grantor and occupants and received no response. The required mailing, service and publication of the notice of sale are shown with affidavits and/or proofs of service duly recorded prior to the date of sale in the county records per Oregon law. The affidavits and proofs together with the Notice of Default and Election to Sell are incorporated into DEED as if fully set forth here. TRUSTEE has no actual notice of a person, other than the persons named in those affidavits and proofs as having or claiming a lien on or interest in the real property, entitle to notice pursuant to ORS 86.740 (1)(b) or (1)(c).

Consideration for this conveyance is \$46,750.03, the debt owed the beneficiaries. On 09-30-10 at 1:00 p.m., in accordance with the standard of time established under ORS 197.110, and at the place so fixed for sale per Oregon law and pursuant to the powers conferred upon TRUSTEE by the trust deed, sold the real property in one parcel at public auction to SECOND PARTY for the sum of \$46,750.03, 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 the sum SECOND PARTY paid in cash (debt forgiveness), the receipt whereof is acknowledged, and by the authority vested in TRUSTEE under

CRAWFORD_PAULIN - TRUSTEE'S DEED.wpd - 1

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

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Oregon law and the trust deed, TRUSTEE hereby conveys to SECOND PARTY all interest the grantor or grantor's successors in interest acquired after the execution of the trust deed in and to the following real property:

Real property in the County of Klamath, State of Oregon, described as follows: The Northwesterly 55 feet of lots 1 and 2. Block 19. FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon. CODE 001 MAP 3809-029CD TL 03900 KEY #368578

TO HAVE AND TO HOLD the same unto SECOND PARTY and 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; "grantor" includes any successor in interest to the 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 successor trustee; "beneficiary" includes any successor in interest of the beneficiary first named above; 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. 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.

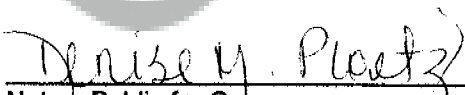
IN WITNESS WHEREOF, TRUSTEE voluntarily executes this document.


Eric Lee Niemeyer, TRUSTEE, Attorney at Law, OSB 095972

STATE OF OREGON)
) ss:
County of Jackson)

On the date of October 1, 2010, TRUSTEE named above acknowledged the foregoing instrument to be his voluntary act.

Before me:


Notary Public for Oregon
My Commission Expires: 4-13-2012

