2010-014069 Klamath County, Oregon

00093918201000140690040044	

12/10/2010 03:02:39 PM

Fee: \$52.00

RECORDING COVER SHEET (Please Print or Type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

AFTER RECORDING RETURN TO:

Quality Loan Service Corp. of Washington 2141 5th Avenue San Diego, CA 92101

Ì	st	15	2	ī	00	¢
---	----	----	---	---	----	---

- 1.) Title(s) of the transaction(s) ORS 205.234(a): Trustees Deed Upon Sale
- 2.) Direct Party/ Grantor(s) ORS 205.125(1)(b) and 205.160: FIRST AMERICAN TITLE INSURANCE COMPANY
- 3.) Indirect Party/Grantee(s) ORS 205.125(1)(a) and 205.160: Federal National Mortgage Association
- 4.) True and actual consideration ORS 93.030(5) Amount in dollars or other: \$299,643.89
- **5.)** Send tax statements to:

OR AS FEE NUMBER

Federal National Mortgage Association

6.)	Satisfaction of order or warrant ORS 205.125(1)(e): Not Applicable
	Check One: (if applicable) Full or Partial
7.)	The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c):
٦	Not Applicable
8.)	If this instrument is being Re-Recorded, complete the following statement, in accordance with
	ORS 205.244: Not Applicable
	RERECORDED AT THE REQUEST OF TO CORRECT
	PREVIOUSLY RECORDED IN BOOK AND PAGE

After recording return to:

Quality Loan'Service Corp. of Washington 2141 5th Avenue San Diego, CA 92101 Attn: John Burnett

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

Quality Loan Service Corp. of Washington 2141 5th Avenue San Diego, CA 92101 Attn: John Burnett

T.S. #.: **OR-10-336952-SH** Title Order #: **4356390**

Space above this line for recorders use only

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, Made 12/8/2010, between FIRST AMERICAN TITLE INSURANCE COMPANY

Hereinafter called trustee, and Federal National Mortgage Association, hereinafter called the second party:

WITNESSETH:

RECITALS: CHRISTOPHER D CROW & PAMELA S CROW, as grantor, executed and delivered to ASPEN TITLE & ESCROW, INC., for the benefit of FIRST HORIZON HOME LOAN CORPORATION, as beneficiary, a trust deed dated 12/4/2006, duly recorded on 12/7/2006, in the mortgage records of KLAMATH County, Oregon, in book number xxx, at page, xxx,, or as fee/ file/ instrument/ microfilm/ reception number 2006-024262. In the trust deed, the real property therein and hereinafter described ("Property") was conveyed by the grantor to the trustee to secure, among other things, the performance of the grantor's obligations to the beneficiary. The grantor thereafter defaulted in the performance of the obligations secured by the trust deed as stated in the notice of default hereinafter mentioned and such default still existed at the time of the sale hereinafter described.

Because of the default(s), the record beneficiary under the trust deed or its successor in interest declared all sums secured by the trust deed immediately due and owing; therefore 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 owed to the beneficiary was recorded in the mortgage records of said county on 4/8/2010 in book/reel/volume number at page, thereof or as fee/ file/ instrument/ microfilm/ reception number 2010-4307.

After recording the Notice of Default and at least 120 days before the date the property was sold, a copy of the Notice of Sale and a copy of the Danger Notice required by ORS 86.737 were served by FIRST AMERICAN TITLE INSURANCE COMPANY 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 all required/interested parties in ORS 86.740. 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 ORS86.740. The Notice of Sale was served upon the occupant of the property described in the trust deed pursuant to ORS 86.750(1). Pursuant to ORS 86.755(9), if the foreclosure proceedings were stayed and released from the stay, copies of an amended notice of sale were mailed by registered or certified mail to the last-known address of the persons listed in ORS 86.740 and 86.750(1), and all other persons required to receive the notice. Further, pursuant to ORS 86.750(3) the trustee published a copy of the notice of sale in a newspaper of general circulation in each of the counties where the property is located, once a week for four successive weeks, the last publication occurred at least 20 days prior to the date of the sale. An affidavit of mailing of the Notice of Sale (if any), an affidavit of service (if any), an affidavit of service attempts and posting (if any), and affidavit of publication were recorded in the county on or before the date of the trustee's sale, pursuant to ORS 86.750(3).

Pursuant to the notice of sale, the undersigned trustee on 8/27/2010 at the hour of 10:00:00 AM, in accord 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 him by said trust deed, sold the Property in one parcel at public auction to the second party for the sum of \$299,643.89, he being the highest and best bidder at the sale. The true and actual consideration paid for this transfer is the sum of \$299,643.89.

NOW THEREFORE, in consideration of the sum paid by the second party in cash, the receipt of which is acknowledged, and by the authority vested in the trustee by the laws of the state of Oregon and by the trust deed, the trustee does hereby convey unto the second party all interest the grantor had or had the power to convey at the time of the grantor's execution of the trust deed, together with any interest the grantor or grantor's successors in interest acquired after the execution of the deed in and to the following described real property, to-wit:

PARCEL 2 OF LAND PARTITION 51-05 BEING A REPLAT OF LOT 7, BLOCK 2, CHAPMANS TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

TRUSTEE'S DEED

T.S. No.: OR-10-336952-SH

IN WITNESS WHEREOF, the undersigned trustee has hereunto set his hand; if the undersigned is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its Board of Directors.

THIS INSTRUMENT WILL 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 CITIES OR COUNTIES PLANNING DEPARTMENT TO VERIFY APPROVED USES.

CHECK WITH THE APPROPRIATE CITIES OR COLAPPROVED USES.	JNTIES PLANNING DEPARTMENT TO VERIFY
	4 (/ / / / /
F	IRST AMERICAN TITLE INSURANCE COMPANY
a h	CINDY ENGEL, ASST SEC
State of: County of: Orange County of: Orange County of: Orange County of Co	
On 12910 before me, Tracy Marie Contact proved to me on the basis of satisfactory evidence to be	CINDY ENGEL, ASST SEC
	the percon(s) whose name(s) is/are subscribed to the site.
instrument and acknowledged to me that he/she/they exe	ecuted the same in his/her/their authorized consist (:)
acted, executed the instrument.	person(s), or the entity upon behalf of which the person(s)
I certify under PENALTY OF PERJURY under the law	s of the State of California that the foregoing paragraph is
true and correct.	a same of Cambrina that the foregoing paragraph is
WITNESS my hand and official seal.	
Signature Con May Carlle	TRACY MARIE CONRAD
Sistantine (Seal)	Commission # 1840865 Notary Public - California
	Orange County
	My Comm. Expires Mar 19, 2013