2011-002566 Klamath County, Oregon



02/28/2011 08:33:34 AM

Fee: \$77.00

AFTER RECORDING, RETURN TO: William M. Ganong Attorney at Law 514 Walnut Avenue Klamath Falls OR 97601

SEND TAX STATEMENTS TO: Wilma R. Waddell 3212 Falls Avenue East Twin Falls ID 83301

## TRUSTEE'S DEED

This Deed is made pursuant to ORS 86.755 following foreclosure by William M. Ganong, the Successor Trustee of the Trust Deed executed by Richard D. DeWing and Carol R. DeWing, as Grantors, and delivered to AmeriTitle, an Oregon corporation, as Trustee, for the benefit of Walter G. Waddell and Wilma R. Waddell, or the survivor, as Beneficiaries, dated March 6, 2006 and recorded on March 16, 2006, as document M06-04721 in the official records of Klamath County, Oregon.

William M. Ganong, Successor Trustee, Grantor, conveys unto Wilma R. Waddell, Grantee, all interest that Grantor had or had the power to convey at the time of Grantors' execution of the Trust Deed, together with any interest the Grantors or Grantors' successors in interest acquired after the execution of the Trust Deed in and to the following-described real property, to-wit:

Lots 14, 15, and 16 in Block 101, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 4, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Assessor Parcel Nos.:

R-3711-025CO-01400-000

R-3711-025CO-01300-000

R-3711-025CO-01200-000

Tax Account No. M-184491

More commonly referred to as: 34924 Gibbon Lane

Bonanza OR 97623

Pursuant to ORS 86.750, on or before February 7, 2011, the date of the Trustee's sale of the real property, the Successor Trustee caused the following documents to be recorded in the

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official records of Klamath County, Oregon:

<u>Document</u>	Recording Reference
Appointment of Successor Trustee	2010-011175
Trustee's Notice of Default and Election to Sell	2010-011252
Affidavit of Service of Trustee's Notice of Sale	2010-000671
Affidavit of Mailing Trustee's Notice of Sale and	
Danger Notice	2011-000672
Affidavit of Publication	2011-000673
Affidavit of Compliance with Sect 3(1) and (2),	
Chapter 864, Oregon Laws 2009	2011-001371

On February 7, 2011 at 10 a.m., the Successor Trustee sold the real property to the Grantee, the highest bidder at the Trustee's Sale, for good and valuable consideration.

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. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 8th day of February, 2011.

William M. Ganong, Successor Trustee

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on February <u>S</u>, 2011 by William M. Ganong in his capacity as Successor Trustee.

OFFICIAL SEAL
WENDY YOUNG
NOTARY PUBLIC - OREGON
COMMISSION NO. 419314
NY COMMISSION EXPIRES AUGUST 31,2011

Notary Public for Oregon
My Commission Expires: 8.31.7011

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## CERTIFICATE OF NON-MILITARY SERVICE

STATE OF IDAHO, County of Tww Frus

THIS IS TO CERTIFY That I am the surviving present beneficiary of that certain trust deed in which Carol R. Dewing, as grantor, conveyed to William M. Ganong, as successor trustee, certain real property in Klamath County, Oregon, which trust deed was dated March 6, 2006 and recorded March 16, 2006 in the mortgage records of said county, in Volume M06 at page 04721; thereafter the 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 February 7, 2011; to the best of my knowledge and belief, I reasonably believe at no time during the period of three months and one day immediately preceding the day of said sale and including the day thereof, 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.

Dated this day of February, 2011.

Wilms R. Waddell Wilma R. Waddell

Beneficiary

STATE OF IDAHO, County of Twin Fins ) ss.

This instrument was acknowledged before me on February  $\delta^{\mathcal{T}^{\boldsymbol{\lambda}}}$ , 2011 by Wilma R. Waddell, as Beneficiary.

Notary Public for Idaho
My Commission Expires: 11-08-2011