

2011-003062

Klamath County, Oregon



00098314201100030620040040

03/02/2011 03:12:25 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

1608490

- 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:
\$149,742.87
- 5.) Send tax statements to:
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):
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 _____,
OR AS FEE NUMBER _____.

F

After recording return to:

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

Attn: There are no contacts associated with this servicer.

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: There are no contacts associated with this servicer.

T.S. #: **OR-10-376898-SH**
Title Order #: **4505167**
MERS MIN No.: **100052550161502025**

Space above this line for recorders use only

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, Made **2/24/2011**, between **FIRST AMERICAN TITLE INSURANCE COMPANY**

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

WITNESSETH:

RECITALS: **ANDREW CARNES**, as grantor, executed and delivered to **FIRST AMERICAN TITLE OF OREGON**, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS")**, AS NOMINEE FOR **BCK CAPITAL INC.**, as beneficiary, a trust deed dated **10/29/2007**, duly recorded on **11/2/2007**, in the mortgage records of **KLAMATH** County, Oregon, in book number **xxx**, at page, **xxx**, , or as fee/ file/ instrument/ microfilm/ reception number **2007-018856**. 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 **8/20/2010** in book/reel/volume number at page , thereof or as fee/ file/ instrument/ microfilm/ reception number **2010-9952**.

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 **2/23/2011** 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 **\$149,742.87**, he being the highest and best bidder at the sale. The true and actual consideration paid for this transfer is the sum of **\$149,742.87**.

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:

LOTS 7 AND 8, BLOCK 2, FIRST ADDITION TO BUENA VISTA, 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-10-376898-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.

FIRST AMERICAN TITLE INSURANCE COMPANY



CINDY ENGEL, ASST SEC

State of: CA
County of: Orange

On 3/1/11 before me, Tracy Marie Conrad a notary public, personally appeared CINDY ENGEL, ASST SEC, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Tracy Marie Conrad (Seal)

