

1st 1605857

2011-004425

Klamath County, Oregon



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04/05/2011 02:24:04 PM

Fee: \$47.00

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

**Federal Home Loan Mortgage Corporation
8200 Jones Branch Drive
McLean, VA 22102**

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

SAME AS ABOVE

\$ 107,500.00

**Trustee Sale No. 7101598
APN R779722**

Space above for Recorder's use only

TRUSTEE'S DEED

THIS INDENTURE, made **12/3/2010**, between **FIRST AMERICAN TITLE INSURANCE COMPANY, 3 First American Way, Santa Ana, CA 92707**, hereinafter called trustee, and **Federal Home Loan Mortgage Corporation** hereinafter called the second party;

WITNESSETH:

RECITALS: Deanna J. Smith, a married woman, as Grantor, executed and delivered to **First American Title Insurance Company**, as Trustee, for the benefit of **Mortgage Electronic Registration Systems, Inc.**, as Beneficiary, a certain Trust Deed dated **8/28/2007**, duly recorded on **11/19/2007**, in the mortgage records of **Klamath County, Oregon**, in Book **xx**, at Page **xx**, or as Instrument No. **2007-019603**.

In said Deed of Trust the real property therein and hereinafter described was conveyed by said grantor to said trustee to secure, among other things, the performance of certain obligations of the grantor to the said beneficiary. The said grantor thereafter defaulted in his performance of the obligations secured by said trust deed as stated in the notice of default hereinafter mentioned and such default still existed at the time of the sale hereinafter described.

By reason of said default, the owner and holder of the obligations secured by said trust deed, being the beneficiary therein named, or his successor in interest, declared all sums so secured immediately due and owing; a Notice of Default, containing an election to sell the said real property and to foreclose said Trust Deed by advertisement and sale to satisfy grantor's said obligations was recorded in the mortgage records of said County on **7/30/2010**, in Book **xx**, at Page **xx**, thereof or as Instrument No. **2010-9066**, to which reference now is made.

4

TRUSTEE'S DEED

TS No. 7101598

After the recording of said Notice of Default, as aforesaid, FIRST AMERICAN TITLE INSURANCE COMPANY the undersigned trustee gave notice of the time for and place of sale of said real property as fixed by him and as required by law; copies of the Trustee's Notice of Sale were served pursuant to ORCP7D.(2) and 7D.(3) or mailed by both first class and certified mail with return receipt requested, to the last-known address of the persons or their legal representatives, if any, named in ORS 86.740(1) and (2)(a), at least 120 days before the date the property was sold, and the Trustee's Notice of Sale was mailed by first class and certified mail with return receipt requested, to the last known address of the guardian, conservator or administrator or executor 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; the Notice of Sale was served upon occupants of the property described in the trust deed in the manner in which a summons is served pursuant to ORCP 7D.(2) and 7D.(3) at least 120 days before the date the property was sold, pursuant to ORS 86.750(1). 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) was mailed by registered or certified mail to the last-known address of those persons listed in ORS 86.740 and 86.750(1) and to the address proved 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 the stay. Further, the trustee published a copy of said notice of sale in a newspaper of general circulation in each county in which the said real property is situated, once a week for four successive weeks; the last publication of said notice occurred more than twenty days prior to the date of such sale. The mailing, service and publication of said notice of sale are shown by one or more affidavits or proofs of service duly recorded in the official records of said county, said affidavits and proofs, together with the said notice of default and election to sell and the trustee's notice of sale, being now referred to and incorporated in and made a part of this trustee's deed as fully as if set out herein verbatim. The undersigned trustee has not 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 OR 86.740(1)(b) or (1)(c).

Pursuant to said notice of sale and, if applicable, said amended notice of sale, the undersigned trustee on **12/3/2010**, at the hour of **10:00 AM**, of said day, in accord with the standard of time established by ORS 187.110, and at the place so fixed for sale, as aforesaid, in full accordance with the laws of the state of Oregon and pursuant to the powers conferred upon him by said trust deed, sold said real estate property in one parcel at public auction to the said second party for the sum of **\$107,500.00**, they being the highest and best bidder at such sale and said sum being the highest and best sum bid for said property. The true and actual consideration paid for this transfer is the sum of **\$107,500.00**.

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

**LOT 20, KENNICOTT COUNTRY ESTATES, IN THE COUNTY OF KLAMATH,
STATE OF OREGON. SITUATED IN THE COUNTY OF KLAMATH AND STATE OF
OREGON.**

TRUSTEE'S DEED

TS No. 7101598

TO HAVE AND TO HOLD the same unto the second party, his heirs, successors-in-interest and assigns forever.

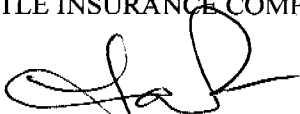
In constructing this instrument and whenever the context so requires, the masculine gender includes the feminine and the neuter, and the singular includes the plural; the word "grantor" includes any successor in interest to the grantor as well as any other persons owing an obligations, the performance of which is secured by said trust deed, and the word "trustee" and "beneficiary" include their respective successors in interest if any.

IN WITNESS WHEREOF, the undersigned trustee has hereunto set his hand; if the undersigned is a corporation, it has caused 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 CITY'S OR COUNTY'S PLANNING DEPARTMENT TO VERIFY APPROVED USES.

FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION
A TITLE INSURANCE COMPANY

X



JAMES M. DAVIS, ASST SEC

State of CALIFORNIA
County of ORANGE

}SS

On 4/4/11 before me, M. Spencer, a Notary Public in and for said state, personally appeared

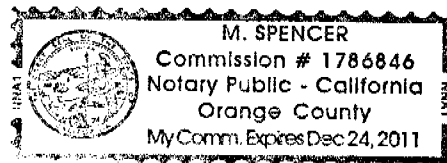
JAMES M. DAVIS, ASST SEC

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person 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

Notary Public



(This area for Official Notary Seal)