

MTC 89324

2011-008008

Klamath County, Oregon



00104320201100080080030039

07/07/2011 10:57:10 AM

Fee: \$47.00

**AFTER RECORDING RETURN TO:**

Anderson & Monson, P.C.  
10700 SW Beaverton-Hillsdale Hwy.  
Suite 460  
Beaverton, Oregon 97005

**UNTIL A CHANGE IS REQUESTED  
ALL TAX STATEMENTS SHALL BE  
SENT TO THE FOLLOWING  
ADDRESS:**

Rivermark Community Credit Union  
Attn: Collection Department  
PO Box 1418  
Beaverton, Oregon 97075

**TRUSTEE'S DEED**

This Trustee's Deed is executed by Miles D. Monson, Trustee ("Trustee") and delivered to Rivermark Community Credit Union ("Buyer").

**CONSIDERATION: \$405,436.96**

**RECITALS**

Reference is made to that certain trust deed ("Trust Deed"), the original parties and other information of which are as follows:

Grantor:	Brenda L. Punzel and David A. Punzel
Trustee:	Chicago Title Insurance
Beneficiary:	Rivermark Community Credit Union
Date:	April 19, 2007
Recording Date:	April 24, 2007
Recording Reference:	2007-007404
County of Recording:	Klamath County

The Trustee hereby certifies that there were not any valid requests for information under ORS 86.757.

479157

The Trust Deed encumbered certain real property (the "Property") to secure the performance of obligations of the Grantor to the Beneficiary. Thereafter, Beneficiary informed the Trustee that the obligations were in default and declared a default, including an acceleration of all sums due and owing.

Pursuant to the Oregon Trust Deed Act, (the "Act") the Trustee recorded a Notice of Default and Election to Sell as follows:

Recording Date:	January 31, 2011
Recording Reference:	2011-001144
County of Recording:	Klamath County

The Trustee also served a Trustee's Notice of Sale on all parties entitled thereto under the Act.

Pursuant to the Notice of Default, the Agent for the Trustee on June 29, 2011 at the hour of 1:00 p.m., which was the day and hour to which the sale was postponed for reason permitted by ORS 86.755, conducted the sale and the Trustee sold the Property in one parcel at public auction to the Buyer for the sum of \$405,436.96, which sum was the highest and best bid at the sale and the true and actual consideration paid for this transfer.

### CONVEYANCE

Trustee conveys to Buyer all interest which the Grantor had or had the power to convey at the time of Grantor's execution of the Trust Deed, together with any interest which the Grantor or his successors in interest acquired after the execution of the Trust Deed, in and to the Property which is in the County of Klamath and State of Oregon and legally described as follows:

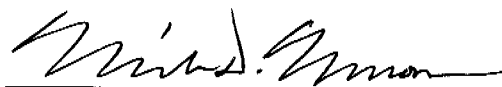
The South Half of the North Half of the Southeast Quarter of the Southeast Quarter of Section 16, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

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.

In construing this deed, the singular includes the plural, the word "Grantor" includes any successors in interest to the Grantor as well as any other person owing an obligation, the performance of which is secured by the trust deed, and the words "Trustee" and "Beneficiary" include their respective successors in interest, if any.

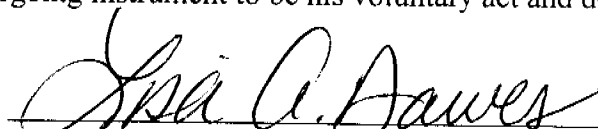
DATED this 6<sup>th</sup> day of July, 2011.



MILES D. MONSON, TRUSTEE

STATE OF OREGON            )  
  ) ss.  
County of Washington    )

On this 6<sup>th</sup> day of July, 2011, personally appeared the above-named Miles D. Monson, Trustee, and acknowledged the foregoing instrument to be his voluntary act and deed.

  
NOTARY PUBLIC FOR OREGON

My Commission Expires: 05/14/2013



clients\169\360\punzel.trustees.deed