

2011-010401

Klamath County, Oregon



00107362201100104010020027

09/15/2011 08:47:06 AM

Fee: \$42.00

After Recording Return to:
Katrina E. Glogowski
2505 Third Ave Ste 100
Seattle, WA 98121

Until notified otherwise, tax statement should be mailed to:

Green Tree Servicing, LLC
33600 6th Ave S Ste 220
Federal Way, WA 98003

FILE NO. 11-3087
Consideration: \$58,305.55

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made 09/09/2011, Katrina E. Glogowski, Glogowski Law Firm, PLLC, hereinafter called "trustee" and Green Tree Servicing LLC, hereinafter called the second party:

WITNESSETH:

RECITALS: Reference is made to that certain trust deed made by John J. Sears and Katie R. Sears, Grantor(s), to Katrina E. Glogowski, Glogowski Law Firm, PLLC, as successor trustee, in favor of Western Homes Inc as beneficiary, recorded 9/11/1996, in the Records of Klamath County, Oregon as Instrument No. Vol. M96 Page 28640, which was subsequently assigned to Green Tree Financial Servicing Corp. on September 11, 1996 under Instrument No. Vol.M96 Page 28643, covering the following described real property situated in the above-mentioned county and state, to wit: APN: R439074; Legal Description: Beginning at a point 830 feet North and 440 feet West of the corner common to Section 19, 20, 29 and 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence West 75; thence South 150 feet; thence East 75 feet, thence North 150 feet to the point of beginning; Commonly Known as: 214 Gage Road, Klamath Falls, OR 97601. In said trust deed 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 names, 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 05/02/2011 Instrument No. 2011-5391 to which reference is now made. After the recording of said notice of default, as aforesaid, Katrina E. Glogowski, Glogowski Law Firm, PLLC, the undersigned trustee gave notice of the time for and place of sale of real property as fixed by him and as required by law: copies of the Trustee's Notice of Sale were served pursuant to ORCP 7D(2) and D(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 and an Amended Notice of Sale in the form required by ORS 86.755(6) were mailed by registered or certified mail to the last-known address of those persons listed in ORS 86.740 and ORS 86.750(1) and to the address provided by each person who was present at the time and place 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, one a week for 4 successive weeks; the last publication of said notice occurred more than 20 days prior to the sale 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 prior to the date of the sale in the official records of said county. 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 part of this trustee's deed as fully as if act out herein verbatim. 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 ORS 86.740(1)(b) or (1)(c). The requirements of ORS 86.737 have been complied with and are on file in the Records of Klamath County, Oregon as Instrument No. 2011-8693. Pursuant to said Notice of Sale, the undersigned trustee on 09/09/2011 at the hour of 10:00 am, of said day, in accord with the standard of time established by ORS 187.110, 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 her by said trust deed, sold said real property in one parcel at public auction to the said highest and best sum bid for said property. The true and actual consideration paid for this transfer is the sum of \$58,305.55.

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 the grantor's execution of said trust deed, together with any 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: APN: R439074; Legal Description: Beginning at a point 830 feet North and 440 feet West of the corner common to Section 19, 20, 29 and 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence West 75; thence South 150 feet; thence East 75 feet, thence North 150 feet to the point of beginning; Commonly Known as: 214 Gage Road, Klamath Falls, OR 97601. In construing 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 each and all other persons owing an obligation, the performance of which is secured by said trust deed; the word "trustee" includes any successor trustee, the word "beneficiary" includes and success-in-interest of the beneficiary first named above, and the word "person" includes corporation and any other legal or commercial entity.

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.

DATED: September 9, 2011

By Katrina E. Glogowski
Successor Trustee
2505 Third Ave Ste 100
Seattle, WA 98121
(206) 903-9966

STATE OF WASHINGTON)
COUNTY OF KING) ss.

I certify that I know or have satisfactory evidence that Katrina E. Glogowski signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

SUBSCRIBED AND SWORN TO before me on September 9, 2011

Nataliya Y. Smirnova
Nataliya Y. Smirnova

Notary Public in and for the State of Washington
Residing at SeaTac, Washington
My appointment expires 06/09/2015

