Asp67823

2011-011270
Klamath County, Oregon

00108416201100112700050059

10/10/2011 03:34:06 PM Fee: $62.00

AFTER RECORDING RETURN TO:

RECONTRUST COMPANY, NA
400 COUNTRYWIDE WAY SV35
SIMI VALLEY, CA 93065

TRUSTEE'S DEED

AFFIDAVIT OF NON MILITARY SERVICE

ORDER NO: 100340599

GRANTOR: Jeffrey H Sargo and Annette B Sargo

GRANTEE: Bank of America, N.A.

DEED OF TRUST: 2007-018722

FILE NO. 10-00064678

LOAN# N/A

57 Pmt

After recording return to:

RECONTRUST COMPANY, N.A.
400 National way
SIMI VALLEY, CA 93065

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

Same as above

TRUSTEE'S DEED

T.S. No. 10 -0064678
Consideration: $124,778.77

THIS INDENTURE, made September 30, 2011 between RECONTRUST COMPANY, N.A. hereinafter called Trustee, and FEDERAL NATIONAL MORTGAGE ASSOCIATION hereinafter called the second party;

WITNESSETH

RECITALS: JEFFREY H SARGO AND ANNETTE B SARGO, WHO ARE MARRIED TO EACH OTHER, as grantor, executed and delivered to: FIRST AMERICAN TITLE INSURANCE COMPANY, as Trustee, for the benefit of BANK OF AMERICA, N.A., as beneficiary, a certain Trust Deed dated 10/23/2007, duly recorded on 10/31/2007 in the mortgage records of Klamath County, or as Recorder's fee/file/instrument/microfilm/reception No. 2007-018722. .

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 grantor's 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 beneficiary's 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 04/11/2011, thereof or as fee/file/instrument/microfilm/reception No. 2011-004646 to which reference is now made.

After the recording of said notice of default, as aforesaid, RECONTRUST COMPANY, N.A., the undersigned Trustee gave notice to the grantor(s) and occupant(s) as required by and in accordance with Sections 20 and 21 of Chapter 19, Oregon Laws 2008, (amending and/or supplementing ORS 86.705 to 86.795) by mailing said notice by both first class and certified mail with return receipt requested. The mailing of said notices is shown by an affidavit of mailing recorded prior to sale date. In addition, the undersigned trustee gave notice of the time for and place of sale of said real property as fixed by the Trustee and as required by law; copies of the Trustee's Notice of Sale were served 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 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, 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 stay, copies of 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 86.750(1) and to the address provided 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 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 proof of service duly recorded prior to the date of sale in the 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 a part of this Trustee's Deed as fully as if set 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).

Pursuant to the said notice of sale, the undersigned Trustee on 09/26/2011, at the hour of 10:00 AM, of said day, in accordance 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 said Trustee by said Trust Deed, sold said real property in one parcel at public auction to the said second party for the sum of $124,778.77, said second party 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 $124,778.77.

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 grantor's successors in interest acquired after the execution of said Trust Deed in and to the following described real property to-wit:

THE SOUTHEASTERLY RECTANGULAR 1/2 OF LOTS 6, 7, 8 AND 9, BLOCK 2 HOLLISTER ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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

TRUSTEE'S DEED

T.S. No. 10 -0064678

In constructing this instrument and wherever the context so requires, 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 any successor-in-interest of the beneficiary first named above, and the word "person" includes corporation and any other legal or commercial entity.

BY WITNESS WHEREOF, the undersigned Trustee has hereunto executed this document, if the undersigned is a corporation, it has caused its corporate name to be signed and its seal affixed hereto by an officer 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 OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

RECONTRUST COMPANY, N.A.

OCT 04 2011

LUCY MANSOURIAN ASSISTANT VICE PRESIDENT

State of California
County of Ventura

Subscribed and sworn to (or affirmed) before me on this _____ day of OCT 04 2011, 20_____, by Lucy Mansourian, ~~personally known to me or~~ proved to me on the basis of satisfactory evidence to be the person~~(s)~~ who appeared before me.

(seal)

RAMON OLIVAS
Commission # 1829355
Notary Public - California
Los Angeles County
My Comm. Expires Jan 5, 2013

Signature

RAMON OLIVAS

ReconTrust℠

After Recording Return to:
ReconTrust Company N.A.
1800 Tapo Canyon Rd
Simi Valley, CA 93063
TS# 10-0064678

AFFIDAVIT OF NON-MILITARY SERVICE

Lucy Mansourian being first duly sworn deposes and says:

That the undersigned Affiant, is over the age of eighteen years and competent to make this affidavit, and says
JEFFREY H SARGO AND ANNETTE B SARGO
not and neither is, in the military service of the United States, within the meaning of the Service Members Civil Relief Act, as amended; that neither person is a member of the United States Marine Corps, Women's Reserve, or Women's Army Auxiliary Corps or Women's Army Corps (WACS), or Women's Coast Guard Reserve (SPARS), or being educated under the supervision of the United States preliminary to induction into the Military Service or under orders to report for induction under the Selective Training and Service Act of 1940, as amended, or as a member of the Enlisted Reserve Corps under orders to report for military service of an American Citizen serving with the forces of any nation allied with the United States in the prosecution of a war, or in the Federal Service or active duty as a member of the Army of the United States, or the United States Navy of the Marine Corps, or the Coast Guard, or as an officer of the Public Health Service within the purview of the Service Members Civil Relief Act of 1940, as amended.

That this affidavit is made for the purpose of enabling, without leave of court first obtained, the Trustee to sell certain property to be sold under the terms of a deed of trust pursuant to the power of sale contained therein.

DATED: OCT 04 2011

BANK OF AMERICA, N.A. SUCCESSOR BY MERGER
TO BAC HOME LOANS SERVICING LP

By: _____ OCT 04 2011
Lucy Mansourian
Assistant Vice President

STATE OF CALIFORNIA)
) ss
COUNTY OF VENTURA)

Subscribed and sworn to (or affirmed) before me on this _____ day of OCT 04 2011, 20____, by **Lucy Mansourian**, ~~personally known to me or~~ proved to me on the basis of satisfactory evidence to be the person(s) ~~who~~ appeared before me.

_____
Notary Public for California
My commission expires: JAN 05 2013

RAMON OLIVAS
Commission # 1829355
Notary Public - California
Los Angeles County
My Comm. Expires Jan 5, 2013

RAMON OLIVAS