

2011-012941

Klamath County, Oregon

AFTER RECORDING, RETURN TO:
William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601



00110368201100129410030035

11/21/2011 08:45:15 AM

Fee: \$47.00

SEND TAX STATEMENTS TO:
June Fitts
27627 Highway 97 N
Chiloquin OR 97624

TRUSTEE'S DEED

This Deed is made pursuant to ORS 86.755 following foreclosure by William M. Ganong, the Successor Trustee of the Trust Deed executed by Daniel I. Phelps and Sandy Lee A. Phelps, as Grantors, and delivered to AmeriTitle, an Oregon corporation, as Trustee, for the benefit of June Fitts, as Beneficiary, dated February 19, 2003 and recorded on March 19, 2003, as document M03-16498 in the official records of Klamath County, Oregon.

William M. Ganong, Successor Trustee, Grantor, conveys unto June Fitts, Grantee, all interest that Grantor had or had the power to convey at the time of Grantors' execution of the Trust Deed, together with any interest the Grantors or Grantors' successors in interest acquired after the execution of the Trust Deed in and to the following-described real property, to-wit:

Parcel 1 of Land Partition 36-92, said Land Partition being situated in Government Lots 21 and 28 in Section 3, Township 36 South, Range 7 East, Willamette Meridian, Klamath County, Oregon.

Klamath County Assessor's Account No. R-3607-A0300-00700-000,
and Property ID No. 321477

More commonly referred to as 27745 Highway 97 North, Chiloquin, Oregon 97624

Pursuant to ORS 86.750, on or before November 9, 2011, the date of the Trustee's sale of the real property, the Successor Trustee caused the following documents to be recorded in the official records of Klamath County, Oregon:

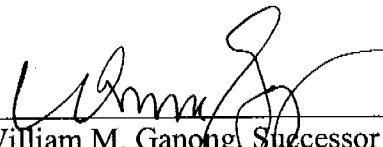
<u>Document</u>	<u>Recording Reference</u>
Appointment of Successor Trustee	2010-007303
Trustee's Notice of Default and Election to Sell	2010-007362
Affidavit of Service of Trustee's Notice of Sale	
Non-Occupancy	2011-012286

<u>Document</u>	<u>Recording Reference</u>
Affidavit of Mailing Trustee's Notice of Sale and Danger Notice	2011-012286
Affidavit of Publication	2011-012286
Affidavit of Compliance with Sect 3(1) and (2), Chapter 864, Oregon Laws 2009	2011-012623

On November 9, 2011 at 10 a.m., the Successor Trustee sold the real property to the Grantee, the highest bidder at the Trustee's Sale, for good and valuable consideration.

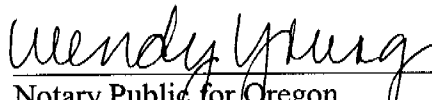
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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.

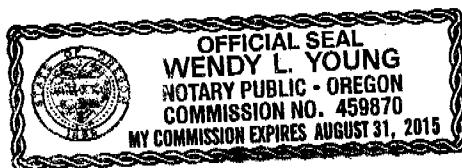
Dated this 16 day of November 2011.


 William M. Ganong, Successor Trustee

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on November 16, 2011 by William M. Ganong in his capacity as Successor Trustee.


 Notary Public for Oregon
 My Commission Expires: 8.31.2015



CERTIFICATE OF NON-MILITARY SERVICE

STATE OF OREGON, County of Klamath) ss.

THIS IS TO CERTIFY That I am the present beneficiary of that certain trust deed in which Daniel I. Phelps and Sandy Lee A. Phelps, as grantors, conveyed to William M. Ganong, as successor trustee, certain real property in Klamath County, Oregon, which trust deed was dated February 19, 2003 and recorded March 19, 2003 in the mortgage records of said county, in Volume M03 at page 16498; thereafter the trust deed was duly foreclosed by advertisement and sale and the real property covered by said trust deed was sold at the trustee's sale on November 9, 2011; to the best of my knowledge and belief, I reasonably believe at no time during the period of three months and one day immediately preceding the day of said sale and including the day thereof, was the real property described in and covered by said trust deed, or any interest therein, owned by a person in the military service as defined in Article I of the "Soldiers' and Sailors' Civil Relief Act of 1940," as amended. I was unable to determine if either Daniel I. Phelps or Sandy Lee A. Phelps are in the military because I do not know their social security numbers, which are needed in order to conduct a search. A copy of the website instructions is attached as Exhibit A.

In construing this certificate, the masculine includes the feminine, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor, the word "trustee" includes any successor trustee, and the word "beneficiary" includes any successor in interest to the beneficiary named in said trust deed.

Dated this 14 day of November, 2011.

June Fitts
June Fitts, Beneficiary

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on November 14, 2011 by June Fitts, as Beneficiary.

Wendy Young
Notary Public for Oregon
My Commission Expires: 8.31.2015

