

1st 1762513

2011-014018
Klamath County, Oregon

Recording Requested By:

First American Title

When Recorded Mail to:

HUD

C/O C&L SERVICE CORPORATION

2448 EAST 81ST STREET, STE 3100

TULSA, OK 74137



00111632201100140180030038

12/20/2011 03:04:38 PM

Fee: \$47.00

Mail tax statements to Above

THIS SPACE FOR RECORDER'S USE ONLY

FHA # 4314110095

TS#11-12076-21

FORECLOSURE DEED

This Deed made this 13th day of December 2011, by and between CIMARRON SERVICE CORP of NEVADA, Foreclosure Commission, ("Grantor") and **THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON D.C.**, his/her Successors or Assigns ("Grantee").

WHEREAS, on 10/26/2004 certain Deed of Trust was executed by Gerald E. Shults & Juanita J. Shults, as Trustor/s. and Fidelity National Title Insurance Company, as Trustee in favor of Wells Fargo Bank, N.A., as Beneficiary, and was recorded on Recorded on 11/02/2004 In Volume M04 Page 75244, in the office of the Klamath County, Oregon Recorder.

WHEREAS, 04/12/2011, as Instrument No. 2011-004680 The Beneficial Interest in the Deed of Trust was Assigned to the SECRETARY OF HOUSING AND URBAN DEVELOPMENT, WASHINGTON D.C., His/her Successors or Assigns (secretary) and

WHEREAS, a Notice of Default and Foreclosure Sale was sent by certified mail, return receipt requested, (1) on 09/15/2011 to The Estate of Gerald E. Shults & to Juanita J. Shults, the owner/s of the property secured by the mortgage as shown by public record, to be liable for part of or all of the mortgage debt; and

WHEREAS, a copy of the Notice of Default and Foreclosure Sale was published in the Herald & News on 11/01/2011, 11/08/2011 & 11/15/2011; and

WHEREAS, a copy of the Notice of Default and Foreclosure Sale was filed for record on 09/16/2011, as Instrument Book No. 2011-10459, Official Records said Klamath County, Oregon

WHEREAS, pursuant to the Notice of Default and Foreclosure Sale and to the Act, a foreclosure sale was held on 11/30/2011, at which time **THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, WASHINGTON D.C.**, submitted the highest bid in the amount of **\$108,843.53** and

WHEREAS, the mortgagor is not entitled to benefits of the Soldiers' and Sailor's Civil Relief Act of 1940; and

WHEREAS, there is no right of redemption, or right of possession based upon right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act;

NOW THEREFORE, for one dollar and other good and valuable consideration, the undersigned hereby grants, bargains, sells and conveys to **The Secretary of Housing & Urban Development, Washington, D.C.**, the following property located in the City of Klamath Falls, County of Klamath, State of Oregon described as :

Lot 125 of PLEASANT HOME TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Commonly known as: 5228 Cottage Avenue, Klamath Falls, OR 97603

The Grantor does hereby grant and convey, but without covenant or warranty, express or implied to the grantee all right, title and interest in the above described property held by the Trustor or any other party claiming by, through, or under them on the date the Deed of Trust referred to the above was recorded and any interest acquired by any of them until the date of the foreclosure sale.

December 13, 2011

Foreclosure Commissioner:

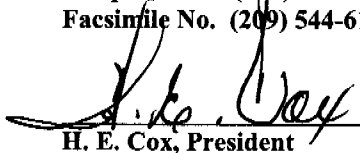
CIMARRON SERVICE CORP, of NEVADA

719 14TH STREET

MODESTO, CA 95354

Telephone No. (209) 544-9658

Facsimile No. (209) 544-6119



H. E. Cox, President

State of: California

County of: Stanislaus

On December 13, 2011, before me, **C. E. Latner**, the undersigned Notary Public, in and for said state, personally appeared **H. E. Cox** who proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that be his/her/their signature(s) on the instrument/s the person(s) or the entity upon behalf of which the person(s) acted, and 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.

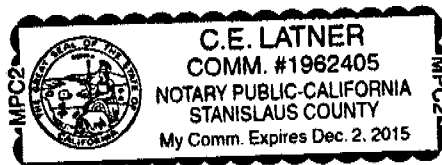
WITNESS MY HAND AND OFFICIAL SEAL

SEAL



C. E. Latner

Notary's signature



Foreclosure Deed
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This is to certify that the interest in real property conveyed by Deed or Grant Deed dated 12/13/2011 from Cimarron Trustee Services to The Secretary of Housing and Urban Development of Washington D.C., his/her Successors or Assigns is hereby accepted pursuant to its authority and hereby consents to recordation thereof by its authorized officer/Agent.

The Secretary of Housing and Urban Development, Washington D.C., his/her Successors or assigns.

By: Cimarron Trustee Services, Commissioner for HUD

A handwritten signature in cursive script, appearing to read "Cathey E. Latner", written over a horizontal line.

Cathey E. Latner,
Vice President

Foreclosure Deed
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