

NOTE 911034

2012-000298

Klamath County, Oregon



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01/12/2012 03:12:50 PM

Fee: \$47.00

TRUSTEE'S DEED

**THE TRUE AND ACTUAL CONSIDERATION
FOR THIS RECONVEYANCE IS: \$63,000.00**

Trustee's Name/Address:

James P. Laurick
Kilmer, Voorhees & Laurick, P.C.
732 NW 19th Avenue
Portland, OR 97209

After recording, return to:

Kilmer, Voorhees & Laurick, P.C.
732 NW 19th Avenue
Portland, OR 97209
Attn: James P. Laurick

Until requested otherwise, send all tax
statements to:

Wells Fargo Bank
~~Vetta Dobin~~ / Mac#S4Y0Y-05V DeDe L. Pomerinke
100 W / Washington St. 1700 Lincoln St. 7th Floor
Phoenix, AZ 85003 Denver, CO 80203-4500
MAC # C7300-079

(Space Reserved for Recorder's Use)

TRUSTEE'S DEED

THIS INDENTURE, dated January 6, 2012, between James P. Laurick of Kilmer, Voorhees & Laurick, PC, hereinafter called Trustee, and Wells Fargo Bank, NA, hereinafter called the second party; WITNESSETH:

RECITALS:

This Trustee's Deed relates to that deed of trust between Kary Hance and Natalie Hance are the grantors, Wells Fargo Financial National Bank, is the trustee, and Wells Fargo Bank, National Association, is the beneficiary under that certain Deed of Trust dated February 12, 2008, recorded on March 25, 2008, as document number 2008-003699 in the records of Klamath County, Oregon.

In that trust deed, the real property therein and hereinafter described was conveyed by the Grantors to the Trustee to secure, among other things, the performance of certain obligations of the Grantors to the Beneficiary. The Grantors thereafter defaulted in performance of the

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obligations secured by the 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 the default, the owner and holder of the obligations secured by the trust deed, being the beneficiary therein named, or the beneficiary's successor-in-interest, declared all sums so secured immediately due and owing. A notice of default containing an election to sell the real property and to foreclose the trust deed by advertisement and sale to satisfy the grantors' obligations was recorded on August 24, 2011, in the Records of Klamath County, Oregon, as document number 2011-009711 to which reference now is made.

After recording the notice of default, the undersigned Trustee gave notice of the time and place of sale of the real property, as fixed by the Trustee and required by law. Copies of the 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 addresses of the persons and/or their legal representatives, if any, named in ORS 86.740(1) and 86.740(2)(a), at least 120 days before the date the property was sold. A copy of the Notice of Sale was mailed by first class and certified mail with return receipt requested to the last known address of the fiduciary or personal representative 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. Copies of the notice of sale were 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 of a notice of sale, in the form required by ORS 86.755(6), were mailed by registered or certified mail to the last known addresses 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 the stay. The trustee published a copy of the notice of sale in a newspaper of general circulation in each county in which the real property is situated once a week for four successive weeks. The last publication of the notice occurred more than twenty days prior to the date of sale. The mailing, service, and publication of the notice of sale are shown by affidavits and/or proofs of service duly recorded prior to the date of sale in the county records, those affidavits and proofs, together with the Notice of Default and Election to Sell and the Notice of Sale, being now referred to and incorporated in and made a part of this deed as if fully set forth herein. The undersigned trustee has no actual notice of any person entitled to notice pursuant to ORS 86.740(1)(b) or (1)(c), other than the persons named in those affidavits and proofs as having or claiming a lien on or interest in the real property.

The true and actual consideration for this conveyance is \$63,000.00.

The undersigned trustee, on January 6, 2012, at the hour of 1:00 p.m., in accord with the standard of time established by ORS 187.110 and at the place so fixed for sale, in full accordance with the laws of the State of Oregon and pursuant to the powers conferred upon the trustee by the trust deed, sold the real property in one parcel at public auction to the second party for the sum of \$63,000.00, the second party being the highest and best bidder at the sale, and that sum being the highest and best bid for the property.

NOW, THEREFORE, in consideration of that sum so paid by the second party in credit bid or cash, the receipt whereof is acknowledged, if not a credit bid, and by the authority vested in the trustee by the laws of the State of Oregon and by the 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 grantor's execution of the trust deed, together with any interest the grantor or grantor's successors-in-interest acquired after the execution of the trust deed in and to the following described real property, to-wit:

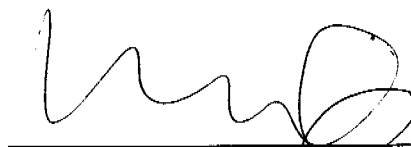
Lot 33, Block 7, TOWN OF DOTEN, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

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

In construing this instrument, and whenever the context so requires, the singular includes the plural; the word "grantor" includes any successor-in-interest to the grantor as well as any other person owing an obligation, the performance of which is secured by the trust deed; "trustee" includes any successor trustee; "beneficiary" includes any successor-in-interest of the beneficiary first named above; and "person" includes a corporation and any other legal or commercial entity.

IN WITNESS WHEREOF, the undersigned trustee has hereto executed this document. If the undersigned is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.


James P. Laurick, Trustee

STATE OF OREGON)
) ss
County of Multnomah)

This instrument was acknowledged before me on this 10th day of January 2012, by James P. Laurick as Trustee.


Notary Public for Oregon

My commission expires: 06/16/2014

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