

WTC 1360-10757
TRUSTEE'S DEED UPON SALE

INFORMATION RE: THIS TRANSFER

FROM:

Sia Rezvani, as Successor Trustee,
PO Box 865
Gresham, Oregon 97030

GRANTOR,

TO:

Brent Thomas,*

PURCHASER AT SALE. GRANTEE.

TRUE AND ACCURATE CONSIDERATION PAID:
\$83,500.00 bid at Trustee's Sale

INFORMATION RE: FORECLOSED TRUST DEED

Mortgage Electronic Registration Systems,
Inc., "MERS" solely as a nominee for GMAC
Mortgage, LLC dba ditech.com,

BENEFICIARY UNDER ORIGINAL TRUST DEED.

Scott M. Goyette and Stephanie E. Goyette,

GRANTOR UNDER ORIGINAL TRUST DEED.

First American Title Insurance Company of
Oregon,

TRUSTEE UNDER ORIGINAL TRUST DEED.

TS No. 11-14484

2012-000342

Klamath County, Oregon



00112479201200003420020024

01/13/2012 03:22:22 PM

Fee: \$42.00

AFTER RECORDING RETURN TO:

Brent Thomas
*PO Box 7632
Klamath Falls, Oregon 97602

NEW TAX STATEMENT ADDRESS:

Brent Thomas
PO Box 7632
Klamath Falls, Oregon 97602

PROPERTY INFORMATION

PURPORTED STREET ADDRESS:

6727 Shasta Way, Klamath Falls, Oregon 97603.

PURPORTED TAX ASSESSORS ACCOUNT NUMBER: R454172.

ORIGINAL TRUST DEED RECORDED:

June 19th, 2007 as Doc. No. 2007-11040

TRUSTEE'S DEED UPON SALE

THIS INDENTURE is made this 9th day of January, 2012, between Sia Rezvani, as Successor Trustee (hereinafter called Trustee), and Brent Thomas, hereinafter called the Purchaser at Sale;

REFERENCE IS MADE to that certain *Deed of Trust* (hereafter referred to as the *Trust Deed*) made by: Scott M. Goyette and Stephanie E. Goyette, as the Grantor, and First American Title Insurance Company of Oregon, as the Trustee, and Mortgage Electronic Registration Systems, Inc., MERS solely as a nominee for GMAC Mortgage, LLC, dba ditech.com, as the Beneficiary, dated May 14, 2007, and June 19th, 2007 as Doc. No. 2007-11040 in the Mortgage Records of Klamath County, Oregon, covering the following described real property situated in said county and state.

IN THE TRUST DEED the real property herein and hereinafter described was conveyed by the Grantor to the Trustee to secure, among other things, the performance of certain obligations of the Grantor to the Beneficiary. The Grantor thereafter defaulted in their performance of the 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(s), the owner and holder of the obligations secured by the Trust Deed, being the named beneficiary, or his 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 Grantor's obligations was recorded in the mortgage records of said county on August 18th, 2011, as Doc. No. 2011-009522, to which reference is now made.

AFTER RECORDING of the Notice of Default, the Trustee gave notice of the time for and place of sale of said 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 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

427mf **TRUSTEE'S DEED UPON SALE**

PAGE 1/2 (EXCLUSIVE OF EXHIBIT(S) IF ANY)

representatives; if any named in subsections (1) and (2)(a) of ORS 86.740, 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 subsection (1) of ORS 86.740, promptly after the Trustee received knowledge of the disability, insanity or death or any such person; the Notice of Sale was served pursuant to ORCP 7D(2) and 7D(3) or otherwise was posted pursuant to ORS 86.750(1) at least 120 days before the date the property was sold, pursuant to subsection (1) of ORS 86.750. Together with all such Notices the Trustee included a two-page foreclosure summary, a notice to tenants, and a loan modification/meeting request form, as required by and conforming to the requirements of ORS Chapter 86, as amended. Further, 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 said notice occurred more than twenty days prior to the date of such sale. The mailing, service and publication of the Notice of Sale are shown by one or more Affidavits or proofs of service duly recorded prior to the date of sale in the official records of said county, said Affidavits and proofs, together with the 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 by this reference as if fully set forth. The 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 the described real property, entitled to notice pursuant to subsections (1)(b) or (1)(c) of ORS 86.740.

PURSUANT TO the Notice of Default, Notice of Sale, and proclamation(s) of postponement (if any) the Trustee on January 4th, 2012, at the time of 11:00 a.m., as 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 him by the Trust Deed, sold said real property in one parcel at public auction to the Purchaser at Sale for the sum of **\$83,500.00** paid by the Purchaser at Sale, being the highest and best bidder at such sale and this sum being the highest and best sum bid for the property. **The true and actual consideration paid for this transfer is the sum of \$83,500.00 such sum being bid and paid by the Purchaser at Sale.**

NOW THEREFORE, in consideration of the sum so paid by the Purchaser at Sale, the receipt whereof is acknowledged, 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 to the Purchaser at Sale all interest which the Grantor had or had the power to convey at the time of Grantor's execution of said Trust Deed, together with any interest the said Grantor or his successors in interest acquired after the execution of the Trust Deed in and to the following described real property, located in **Klamath County, Oregon**, to wit:

LOT 7 AND A PORTION OF LOT 8 IN BLOCK 4 OF SECOND ADDITION TO MOYINA, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 8; THENCE NORTH 134.37 FEET TO THE NORTHWEST CORNER OF SAID LOT 8; THENCE SOUTH 04° 40' 55" EAST 134.76 FEET TO THE SOUTH LINE OF SAID LOT 8, ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF SHASTA WAY; THENCE SOUTH 89° 42' 00" WEST 11.00 FEET TO THE POINT OF BEGINNING.

TO HAVE AND TO HOLD the same unto the Purchaser at Sale, his heirs, successors-in-interest and assigns forever.

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 any other person owing an obligation, the performance of which is secured by the trust deed, and the words "Trustee" and "Beneficiary" include their respective successors in interest, if any, and the word "person" includes corporation and any other legal or commercial entity.

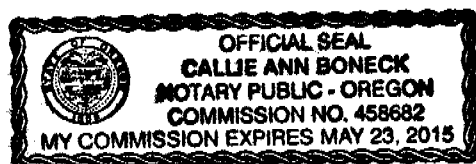
IN WITNESS WHEREOF, the undersigned Trustee has hereunto set his hand,

SIGNED: _____

SIA REZVANI, SUCCESSOR TRUSTEE

STATE OF OREGON, COUNTY OF MULTNOMAH } ss.

I CERTIFY UNDER OATH AND PENALTY OF PERJURY THE FOREGOING WAS ACKNOWLEDGED BEFORE ME BY SIA REZVANI THIS 9TH DAY OF JANUARY, 2012.



Callie Boneck
NOTARY PUBLIC FOR OREGON.
COMMISSION EXPIRES: 5/23/15