

WTC 91090

2012-001826
Klamath County, Oregon



02/17/2012 11:08:21 AM

Fee: \$47.00

After Recording Send Tax Statements to Grantee's Address, as follows:
Becky F. Pratt, Trustee
2028 SW G Street, Grants Pass, OR 97526

TRUSTEE'S DEED

THIS TRUSTEE'S DEED, executed this 8th day of February, 2012, by and between Jeffrey W. Foxx, hereinafter called trustee, grantor [grantor's Address 301A Crater Lake Ave., Medford, OR 97504] and Becky F. Pratt, Trustee of the Becky F. Pratt Revocable Living Trust, hereinafter called grantee;

WITNESSETH:

RECITALS:

Note: The consideration for this transfer, as stated herein below is the sum of \$70,273.01.

Donald E. Riesch and Margaret N. Riesch, husband and wife, as grantor, executed and delivered to Aspen Title & Escrow, Inc., an Oregon corporation, as the original trustee, for the benefit of Becky F. Pratt, Trustee of the Becky F. Pratt Revocable Living Trust, as the "Beneficiary", a certain trust deed dated April 2, 2008, recorded on April 8, 2008, as Instrument #2008-005146, in the Deed Records of Klamath County, Oregon. In that trust deed, the real property therein 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 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. A successor trustee, Jeffrey W. Foxx, Attorney at Law (hereinafter the "Successor Trustee" or "Trustee") was appointed by the Beneficiary, which appointment was recorded on August 26, 2011, as Instrument #2011-009792 in the Deed Records of Klamath County, Oregon.

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 asserting grantor's obligations was recorded on August 26, 2011, in the Deed Records of Klamath County, as document No. 2011-009793, to which reference now is made.

After recording the notice of default, the undersigned trustee gave notice of the time for and place of sale of the real property, as fixed by the trustee and as required by law; said notice of sale contained, included or attached all the information, attachments and enclosures required by law and in the form required by law, including, but not limited to ORS 86.740 and ORS 86.745. Copies of the notice of sale were served pursuant to ORCP 7 D (2) and 7 D(3), or mailed by both first class and certified mail with return receipt requested, to the last known addresses of the persons or their legal representatives, if any, named in ORS 86.740 (1), 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.

After recording the Notice of Default and on or before the date the notice of sale under ORS 86.740 was served, the undersigned trustee gave a notice in the form required and with all information required and all enclosures required by law, including, but not limited to ORS 86.737 to the grantor by both first class and certified mail, return receipt requested and, although not required to do so, further served it upon the grantor in the manner in which a summons is served pursuant to ORCP 7 D(2) and 7 D(3).

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Copies of the notice of sale, including, but not limited to the additional notice(s) and information required by law, including, but not limited to ORS 86.745 were served upon occupants of the property described in the trust deed in the manner in which a summons is served pursuant to ORCP 7 D.(2) and 7 D.(3) at least 120 days before the date the property was sold, pursuant to ORS 86.750(1). 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. If applicable and if required, the beneficiary complied with all requirements under ORS 86.737, ORS 86.740, ORS 86.745 and ORS 86.750, and prepared one or more affidavits of compliance therewith pursuant to ORS 86.750(3). The mailing, service and publication of the notice of sale and other required notices, as well as the beneficiary's compliance pursuant to ORS 86.750(3) 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, other than the persons named or referenced in those affidavits and proofs as having or claiming a lien on or interest in the real property, entitled to notice pursuant to ORS 86.740 (1)(b) (c) or (d) or otherwise.

The true and actual consideration for this conveyance is \$70,273.01, bid by the trust deed Beneficiary, which is the amount owing to said trust deed Beneficiary under the note and trust deed as of the date of said sale; the bid by said Beneficiary, contingent on the bid in payment being final and not set aside for any reason, shall be accepted by them in payment and satisfaction of the debt owed to said Beneficiary.

The agent for the undersigned trustee, to-wit, James R. Uerlings, Attorney at Law, OSB #760307, on January 23, 2012, at the hour of 10:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110, which was the day and hour set in the notice of sale 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 grantee for the sum of \$70,273.01, the grantee 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 grantee, not in cash, but in satisfaction of that amount owing on said trust deed to the Beneficiary thereunder, 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 unto the grantee, Becky F. Pratt, Trustee of the Becky F. Pratt Revocable Living Trust, 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:

All of the SE ¼ of the SE ¼ of Section 14, Township 38 South, Range 11 ½ East of the Willamette Meridian, Klamath County, Oregon, lying Southeast of the Lakeview Highway.

ALSO all of the NE ¼ of the NE ¼ of Section 23, Township 38 South, Range 11 ½ East of the Willamette Meridian, Klamath County, Oregon, lying Southeast of the Lakeview Highway.

[otherwise commonly known as: 4900 Bliss Road, Bonanza, Klamath County, OR]

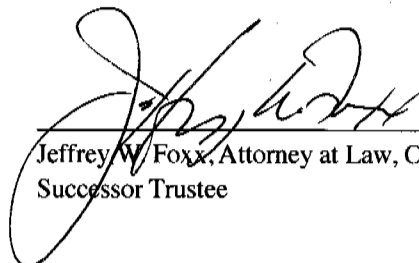
TO HAVE AND TO HOLD the same unto the grantee and the grantee's heirs, successors in interest and assigns forever.

In construing this instrument, and whenever the context so requires, the singular includes the plural: "grantor" includes any successor in interest to the grantor, as well as each and every 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 hereunto 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.

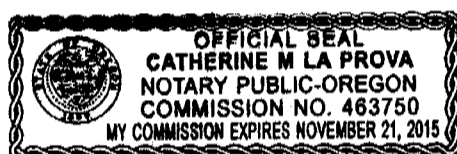
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17,

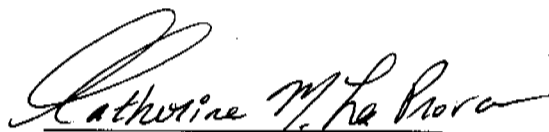
CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.


Jeffrey W. Foxx, Attorney at Law, OSB# 82259,
Successor Trustee

STATE OF OREGON,)
) ss.
County of Jackson)

This instrument was acknowledged before me on February 8, 2012, by Jeffrey W. Foxx, Attorney at Law, in his capacity as Successor Trustee under the Trust Deed described in the above document.




Catherine M. La Prova
Notary Public for Oregon
My commission expires: 11/21/2015