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2012-001830

Klamath County, Oregon



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02/17/2012 11:27:14 AM

Fee: \$47.00

RECORDING COVER SHEET

ALL TRANSACTIONS, per ORS 205.234

This cover sheet has been prepared by the person
Presenting the attached instrument for recording.
Any errors in this cover sheet do not affect the
transaction(s) contained in the instrument itself

AFTER RECORDING RETURN TO:

Northwest Trustee Services, Inc.
PO Box 997
Bellevue, WA 98009-0997

5. TAX STATEMENTS SHOULD BE SENT TO:

Federal Home Loan Mortgage Corporation
5000 Plano Parkway
Carrollton, TX 75010-4902

1. NAMES OF THE TRANSACTION(S)

Trustee's Deed

2. Grantor(s) DIRECT PARTIES' NAME AND ADDRESS:

Northwest Trustee Services, Inc., PO Box 997, Bellevue, WA 98009-0997
Donald M Nelson, 2636 Tacoma Ave, Bonanza OR 97623

3. Grantee(s) INDIRECT PARTIES' NAME AND ADDRESS:

Federal Home Loan Mortgage Corporation, 5000 Plano Parkway, Carrollton TX 75010-4902
U.S. Bank National Association, 4801 Frederica St, Owensboro, NY 42301

4. CONSIDERATION PAID \$207,428.14

File No.: **7713.21924**

This form may contain all of the information required by statute or may supplement information already in the document.

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TRUSTEE'S DEED

THIS INDENTURE, made February 15, 2012, between Northwest Trustee Services, Inc., hereinafter called the Trustee and Federal Home Loan Mortgage Corporation, hereinafter called the second party;

RECITALS:

RECITALS: Donald M Nelson, a married man as his separate estate, as grantors, whose address is 2636 Tacoma Avenue, Bonanza, OR 97623 executed and delivered to: Amerititle, as trustee, for the benefit of Mortgage Electronic Registration Systems, Inc. solely as nominee for Eagle Home Mortgage, LLC., its successors and assigns, as beneficiary, a trust deed dated 10/31/08, duly recorded on 11/05/08 in the mortgage records of Klamath County, Oregon in 2008-015017 and subsequently assigned to U.S. Bank National Association by Assignment recorded as 2011-011252. In the trust deed, the real property described below ("Property") was conveyed by the grantor to the trustee to secure, among other things, the performance of the grantor's obligations to the beneficiary. The grantor thereafter defaulted in the performance of those obligations and such default(s) still existed at the time of the trustee's sale of the Property described below.

Because of the default(s), the record beneficiary under the trust deed or its predecessor declared all sums secured by the trust deed immediately due and owing; therefore, a Notice of Default, containing an election to sell the Property and to foreclose the trust deed by advertisement and sale to satisfy grantor's obligations owed to the beneficiary was recorded in the mortgage records of the county in which the Property is located on 10/10/11, in 2011-011254.

After recording the Notice of Default, the trustee gave notice to the grantor(s) and/or occupants pursuant ORS 86.737 by mailing said notice by both first class and certified mail with return receipt requested. Trustee gave notice of the time for and place of sale of the Property 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 representatives, if any, named in ORS 86.740(1) and (2)(a), 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 ORS 86.740(1), promptly after the trustee received knowledge of the disability, insanity or death of any such person; the Trustee's Notice of Sale was served upon occupants of the Property 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 was stayed and released from stay, copies of an Amended Notice of Sale in the form required by ORS 86.755(6) were mailed within thirty days after release from stay by registered or certified mail to the last-known address of those persons listed in ORS 86.740 and 86.750(1) and any person requesting notice who was present at the time and place set for the sale which was stayed. Further, the trustee published a copy of the Trustee's Notice of Sale in a newspaper of general circulation in each county in which the Property is located, once a week for four successive weeks; the last publication of Notice of Trustee's Sale occurred more than twenty days prior to the date of sale. Compliance with the ORS 86.737 and the mailing, service and publication of the Trustee's Notice of Sale are evidenced by one or more affidavits or proofs of service duly recorded prior to the date of sale in the official records of the county in which the Property is located.

Northwest Trustee Services, Inc.

P.O. Box 997

Bellevue, WA 98009-0997;

Federal Home Loan Mortgage Corporation

5000 Plano Parkway

Carrollton, TX 75010-4902;

Grantor

Grantee

FOR COUNTY USE:

After Recording Return to:

Northwest Trustee Services, Inc.

P.O. Box 997

Bellevue, WA 98009-0997

7713.21924

Until a change is required all tax statements shall be sent to:

Federal Home Loan Mortgage Corporation

5000 Plano Parkway

Carrollton, TX 75010-4902

Consideration: \$207,428.14

