

UTC 91201

2012-002267

Klamath County, Oregon



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03/02/2012 11:42:28 AM

Fee: \$57.00

**RECORDING COVER SHEET (Please Print or Type)**

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

OFFICE

**AFTER RECORDING RETURN TO:**

PNC MORTGAGE, A DIVISION OF PNC BANK  
3232 NEWMARK DRIVE MIAMISBURG, OH 45342  
TS#1336812-09

**TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a): TRUSTEE'S DEED**

**DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160:**

1. Grantor/Trustee: Cal-Western Reconveyance Corp., 525 East Main St, El Cajon, CA 92020

**INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160:**

1. Grantee: PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION, 3232 NEWMARK DRIVE MIAMISBURG, OH 45342
2. Original Beneficiary: NATIONAL CITY MORTGAGE A DIVISION OF NATIONAL CITY BANK, 3232 NEWMARK DRIVE MIAMISBURG, OH 45342
3. Original Trustee: AMERITITLE C/O 3232 NEWMARK DRIVE MIAMISBURG, OH 45342

**TRUE AND ACTUAL CONSIDERATION ORS 93.030: 127,525.91**

**SEND TAX STATEMENTS TO: PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION, 3232 NEWMARK DRIVE MIAMISBURG, OH 45342**

527711

After recording return to:  
PNC MORTGAGE, A DIVISION OF PNC BANK  
3232 NEWMARK DRIVE  
MIAMISBURG OH 45342

Until a change is requested all tax statements  
shall be sent to the following address:

Same as above

\_\_\_\_\_  
SPACE ABOVE THIS LINE FOR RECORDER'S USE

### TRUSTEE'S DEED

T.S. No. 1336812-09

THIS INDENTURE, Made February 22, 2012, between CAL-WESTERN RECONVEYANCE CORPORATION, hereinafter called trustee, and  
**PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE A DIVISION OF NATIONAL CITY BANK**  
hereinafter called the second party;

#### WITNESSETH:

Pursuant to said notice of sale, the undersigned trustee on February 22, 2012, at the hour of 1:00pm, of said day, in accord with the standard of time established by ORS 187.110, (which was the day and hour to which said sale was postponed as permitted by ORS 86.755(2))(which was the day and hour set in the amended Notice of Sale) and at the place so fixed for sale, as aforesaid, in full accordance with the laws of the state of Oregon and pursuant to the powers conferred upon him by said trust deed, sold said real property in one parcel at public auction to the said second party for the sum of \$127,525.91, he being the highest and best bidder at such sale and said sum being the highest and best sum bid for said property. The true and actual consideration paid for this transfer is the sum of \$127,525.91.

RECITALS: MARTIN STOCKTON JR AND CYNTHIA STOCKTON HUSBAND AND WIFE, as grantor, executed and delivered to AMERITITLE, as trustee, for the benefit of NATIONAL CITY MORTGAGE A DIVISION OF NATIONAL CITY BANK, as beneficiary, a certain trust deed dated January 20, 2009, duly recorded on January 28, 2009, in the mortgage records of KLAMATH County, Oregon, in book/reel/volume No XX at page XX, or as fee/file/instrument/microfilm/reception No. 2009-001057 RE-RECORDED 2-4-09 INSTRUMENT# 2009-001320 (indicate which). In said trust deed the real property therein and hereinafter described was conveyed by said grantor to said trustee to secure, among other things, the performance of certain obligations of the grantor to the said beneficiary. The said grantor thereafter defaulted in his performance of the obligations secured by said 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 said default, the holder and/or owner of the obligations secured by said trust deed, being the beneficiary therein named, or his successor in interest, declared all sums so secured immediately due and owing; a notice of default, containing an election to sell the said real property and to foreclose said trust deed by advertisement and sale to satisfy grantor's said obligations was recorded in the mortgage records of said county on August 16, 2011, in book/reel/volume No XX at page XX, thereof or as fee/file/instrument/microfilm/reception No. 2011-009446 (indicate which), to which reference now is made.

## TRUSTEE'S DEED

T.S. No: 1336812-09

After the recording of said notice of default, as aforesaid, CAL-WESTERN RECONVEYANCE CORPORATION the undersigned 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 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 Notice of Sale was 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 an Amended Notice of Sale in the form required by ORS 86.755(6) were mailed by registered or certified mail to the last-known address 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. If the Notice of Default recorded on or after 06/08/08 an additional notice required under HB3630 was mailed to grantors at least 120 days prior to sale via first class and certified mail with return receipt requested. Further, the trustee published a copy of said notice of sale in a newspaper of general circulation in each county in which the said 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 said 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 said 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 as fully as if set out herein verbatim. The undersigned 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 said described real property, entitled to notice pursuant to ORS 86.740(1)(b) or (1)(c).

NOW THEREFORE, in consideration of the said sum so paid by the second party in cash, the receipt whereof is acknowledged, and by the authority vested in said trustee by the laws of the State of Oregon and by said 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 said trust deed, together with any interest the said grantor or his successors in interest acquired after the execution of said deed in and to the following described real property, to-wit:

A PARCEL OF LAND SITUATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 24 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT A.

TRUSTEE'S DEED

T.S. No: 1336812-09

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

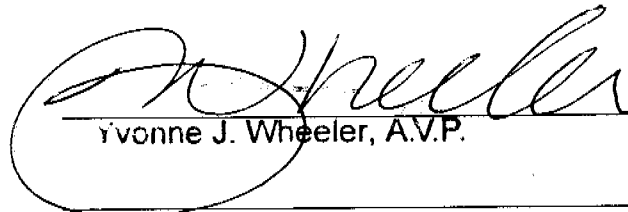
In constructing this instrument and whenever the context so requires, the masculine gender includes the feminine and the neuter and the singular includes the plural; the word "grantor" includes any successor-in-interest to the grantor as well as each and all other persons owing an obligation, the performance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

IN WITNESS WHEREOF, the undersigned trustee has hereunto set his hand; if the undersigned is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto 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 CITIES OR COUNTIES PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED: February 27, 2012

CAL-WESTERN RECONVEYANCE CORPORATION

  
Yvonne J. Wheeler, A.V.P.

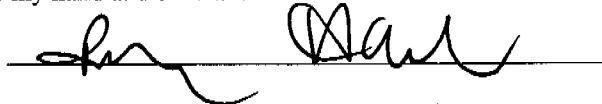
State of California  
County of San Diego

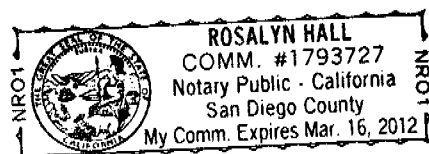
Rosalyn Hall

On **FEB 27 2012** before me, \_\_\_\_\_, a Notary Public, personally appeared Yvonne J. Wheeler, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(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 by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, 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)

Signature 



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land situated in the SE 1/4 of the SW 1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is North 39° 40' East 209 feet from a point which is South 39° 40' West, 290 feet and South 50° 20' East 499 feet from the intersection of the South line of Crescent, Oregon and the Easterly line of Main Street of Crescent, Oregon, thence North 50° 20' West 199 feet; thence North 39° 40' East to a point on said line which is 60 feet Southerly on said line of the intersection of said line and the North Line of said SE 1/4 SW 1/4; thence Southerly and parallel to the East line of said SE 1/4 SW 1/4 a distance of 139 feet to a point; thence Easterly and parallel to the North line of said SE 1/4 SW 1/4, a distance of 30 feet to a point; thence Southerly and parallel to the East line of said SE 1/4 SW 1/4, a distance of 200 feet to a point; thence North 50° 20' West a distance of 32 feet more or less to the point of beginning.