

NOTE 906009

2012-002471

Klamath County, Oregon



00114992201200024710040047

03/08/2012 11:23:35 AM

Fee: \$52.00

**RECORDING COVER SHEET**

**ORS 205.234**

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

**1. AFTER RECORDING RETURN TO -**

Required by ORS 205.180(4) &  
205.238:  
OCWEN  
12650 INGENUITY DRIVE  
Orlando, FL 32836

**2. TITLE(S) OF THE TRANSACTION(S) - Required by ORS 205.234(1)(a)**

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

**TRUSTEE'S DEED**

**3. DIRECT PARTY / GRANTOR and Address - Required by ORS 234(1)(b)**

Regional Trustee Services Corporation

Grantor's Address: 616 1<sup>st</sup> Avenue, ste 500, Seattle, Wa 98104

**4. INDIRECT PARTY / GRANTEE and Address - Required by ORS 234(1)(b)**

1) DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE UNDER POOLING AND  
SERVICING AGREEMENT DATED AS OF AUGUST 1, 2004 MORGAN STANLEY ABS  
CAPITAL I INC. TRUST 2004-NC7

**Grantee's Address:** C/O OCWEN, 12650 INGENUITY DRIVE, Orlando, FL 32836

2) SHARON L WICHNER

**Indirect Party's Address:** 7239 Teal Drive, Bonanza, OR 97623

**5. For an instrument conveying or  
contracting to convey fee title, the  
information required by ORS 93.260:**

**UNTIL A CHANGE IS REQUESTED,  
ALL TAX STATEMENTS SHALL BE  
SENT TO THE FOLLOWING  
ADDRESS:**

OCWEN  
12650 INGENUITY DRIVE  
Orlando, FL 32836

**6. TRUE AND ACTUAL  
CONSIDERATION** - Required by

ORS 93.030 for an instrument  
conveying or contracting to convey  
fee title or any memorandum of  
such instrument:

\$54,982.07

**7. TAX ACCOUNT NUMBER OF THE PROPERTY, IF THE INSTRUMENT CREATES A  
LIEN OR OTHER INTEREST THAT COULD BE SUBJECT TO TAX FORECLOSURE -**

Required by ORS 312.125(4)(b)(B):

**3811-009A0-04200-000**

52AMX

RECORDING REQUESTED BY

SEND ALL TAX STATEMENTS TO AND WHEN RECORDED MAIL TO:

**OCWEN**  
12650 INGENUITY DRIVE  
ORLANDO, FL 32836

Trustee's Sale No: 09-ALT-000710



## TRUSTEE'S DEED

THIS INDENTURE, made on 3/6/2012, between REGIONAL TRUSTEE SERVICES CORPORATION, hereinafter called Trustee, and DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF AUGUST 1, 2004 MORGAN STANLEY ABS CAPITAL I INC. TRUST 2004-NC7, hereinafter called the Grantee; and the true and actual consideration paid for this transfer is the sum of \$54,982.07.

### WITNESSETH:

RECITALS: SHARON L WICHNER, as Grantor, executed and delivered to AMERITITLE, as Trustee, for the benefit of NEW CENTURY MORTGAGE CORPORATION, as Beneficiary, a certain Trust Deed dated 3/17/2004, duly recorded on 3/31/2004 in Volume M04, page 18322, of Deeds of Trust, records of KLAMATH County, OREGON. 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 said sale hereinafter described.

By reason of said default, the owner and holder of the obligations secured by said Trust Deed, being the Beneficiary therein named, or his successor in interest, declared all sums to be secured immediately due and owing; and 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 9/14/2011, in Instrument No. 2011-010392 to which reference is now made.

After the recording of said Notice of Default, as aforesaid, the undersigned Trustee gave notice of the time for and place of sale of said real property as fixed by Trustee 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. 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). Trustee hereby certifies that any valid requests for information under 2003 OR Laws ch 251 have been responded to within the time allowed by the statute. Trustee hereby certifies that notice required under Section 20 and 21, Chapter 19, Oregon Laws was given as required.

Pursuant to said Notice of Sale, the undersigned Trustee on March 1, 2012, at the hour of 11:00 AM, of said day, in accord with the standard of time established by ORS 187.110, [which was the date and hour to which said sale was postponed as permitted by ORS 86.755(2) or 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 Grantee for the sum of \$54,982.07, he being the highest and best bidder at such sale and said sum being the highest and best sum bid for said property.

NOW, THEREFORE, in consideration of the said sum so paid by Grantee 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 Grantee 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 Trust Deed in and to the following described real property, to-wit:

LOT 37 IN BLOCK 36 OF KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK  
OF KLAMATH COUNTY, OREGON.

TO HAVE AND TO HOLD the same unto Grantee, 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, 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 said 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 caused its corporate name to be signed 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 CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.*

DATED: 3/6/2012

REGIONAL TRUSTEE SERVICES CORPORATION  
Trustee

By

*Lisa Hackney*  
LISA HACKNEY, AUTHORIZED AGENT

STATE OF WASHINGTON    }  
                                  } ss.  
COUNTY OF KING        }

On 3/6/2012, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared LISA HACKNEY, to me known to be the AUTHORIZED AGENT of the corporation that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act of and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute the said instrument.

Witness my hand and seal the day and year first above written.

*Melanie Joyce Haynes*

Notary Public residing at King County

Printed Name: Melanie Joyce Haynes

My Commission Expires: 03-26-14

