

1st 1776032

2012-002572

Klamath County, Oregon



00115111201200025720050051

03/09/2012 11:44:54 AM

Fee: \$57.00

RECORDING COVER SHEET

(Per ORS 205.234 or ORS 205.244)

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

This space reserved for use by the County Recording Office

After recording return to:
SunTrust Mortgage, Inc.
1001 Semmes Avenue, 4th Floor
Richmond, VA 23224

TS# fc27801-5 Title Order no. 5571900

- 1) Title(s) of Transaction(s) ORS 205.234(a)
Trustee's Deed
- 2) Direct Party/Grantor(s) and address ORS 205.125(1)(b) and ORS 205.160
First American Title Insurance Company c/o Mortgage Lender Services, Inc., 81 Blue Ravine
Road, Ste. 100, Folsom, CA 95630
- 3) Indirect Party/Grantee(s) and address ORS 205.125(1)(a) and ORS 205.160
SUNTRUST MORTGAGE, INC., 1001 Semmes Avenue, 4th Floor, Richmond, VA 23224
- 3a) Trustee and address, if any
First American Title Insurance Co. c/o Mortgage Lender Services, Inc.
81 Blue Ravine Rd, Ste 100, Folsom CA 95630
- 4) True and actual consideration ORS 93.030
\$68,505.00
- 5) Send Tax Statements to: same as Grantee shown above

6.) Deed Reference # 2007-016203

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If this box is checked, then below applies:

If this instrument is being Re-Recorded, complete the following statement, in
accordance with ORS 205.244: "Rerecorded at the of _____ to
correct _____ previously recorded in Book _____ and Page _____, or as Fee
Number _____."

(Legal description if corrected is attached to include certified document of the original.)

F

When recorded mail to:
SUNTRUST MORTGAGE, INC.
1001 Semmes Avenue, 4th Floor
Richmond, VA 23224

Send All Tax Statements To:
Same as Grantee above

RE: Loan: 0206531733 Title # 5571900 TS #: fc27801-5

TRUSTEE'S DEED

Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY
AS NOMINEE FOR SUNTRUST MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS
c/o 1001 Semmes Avenue, 4th Floor, Richmond, VA 23224

Current Beneficiary: SunTrust Mortgage Inc.
& Grantee 1001 Semmes Avenue, 4th Floor, Richmond, VA 23224

Original Grantor: TERRY F. HILL
733 ROSEWAY DRIVE, KLAMATH FALLS, OR 97601

Current Grantor: TERRY F. HILL
733 ROSEWAY DRIVE, KLAMATH FALLS, OR 97601

Original Trustee: FIRST AMERICAN TITLE INSURANCE CO. OF OR.
300 Klamath Avenue, Klamath Falls, OR 97601

Current Trustee: First American Title Insurance Company
c/o Mortgage Lender Services, Inc.
81 Blue Ravine Rd, Ste 100, Folsom CA 95630

THIS INDENTURE, Made this day February 27, 2012, between
FIRST AMERICAN TITLE INSURANCE COMPANY, as Trustee

And

SUNTRUST MORTGAGE, INC.

Hereinafter called the second party,

Pursuant to said notice of sale, the undersigned trustee on 02/27/2012 at the hour of 11:00AM 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 said trust deed, sold said real property in one parcel at public auction to the said second party for the sum of \$68,505.00, said

second party being the highest and best bidder at such sale and said sum being the highest and best sum bid for said property.

WITNESSETH:

RECITALS: TERRY F. HILL, as grantor(s), Executed and delivered to FIRST AMERICAN TITLE INSURANCE CO. OF OR., As trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR SUNTRUST MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS, As beneficiary, a certain trust deed dated 09/12/2007, duly recorded on 09/14/2007 AS INSTRUMENT NO. 2007-016203, and subsequently assigned to SUNTRUST MORTGAGE, INC. by Assignment recorded on 06/20/2011 AS DOCUMENT NO. 2011-007405 in the mortgage 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 grantor's 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.

Because of the default(s), the record beneficiary under the trust deed or its predecessor 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 Recorded on 10/12/2011, as Instrument # ~~2011-011376~~, thereof to which reference now is made.

~~*2011-011376~~
***2011-011377**

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 the trustee and as required by law; copies of the Trustee's Notice of Sale and the Notice as required by and in accordance with ORS Chapter 86.737 was provided to Grantor, successors in interest and occupants, if any 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 and the Notice as required by and in accordance with ORS Chapter 86.737 was provided to Grantor, successor in interest and occupant, if any, 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 the Amended Notice of Sale in the form required by ORB 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 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 is 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 trustee 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 grantor's successors in interest acquired after the execution of said trust deed in and to the following described real property, to-wit:

THE WEST 40 FEET OF LOTS 3 AND 30 AND VACATED ALLEY BETWEEN SAID LOTS IN ROSELAWN, SUBDIVISION OF BLOCK 70 OF BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Aka: 733 ROSEWAY DRIVE, KLAMATH FALLS, OR 97601
Tax ID: R213370

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

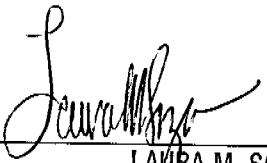
In construing this instrument and whenever the context so requires, the singular includes the plural; the word "grantor" includes any successor in interest to the grantor as well as each and all other persons owing an obligation, the performance of which is secured by said trust deed, the word "trustee" 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 executed this documents; if the undersigned is a corporation, it has caused it's corporate name to be signed and its seal affixed hereto by an officer or another person 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: February 27, 2012

FIRST AMERICAN TITLE INSURANCE COMPANY, as Trustee


Name/Title: LAURA M. SOZA, assist Sec.

State of CALIFORNIA
County of ORANGE

On MAR 08 2012 before me, K ROBERSON, Notary Public, personally appeared LAURA M. SOZA 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.

