

1<sup>st</sup> 1721636

2012-002646

Klamath County, Oregon



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## 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

03/12/2012 02:56:21 PM

Fee: \$47.00

#### AFTER RECORDING RETURN TO:

Northwest Trustee Services, Inc.  
PO Box 997  
Bellevue, WA 98009-0097

#### 5. TAX STATEMENTS SHOULD BE SENT TO:

Federal National Mortgage Association  
P.O. Box 650043  
Dallas, TX 75265-0043

#### 1. NAMES OF THE TRANSACTION(S)

Trustee's Deed

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

Northwest Trustee Services, Inc., PO Box 997, Bellevue, WA 98009-0997  
Heather L. Johnson and Nathan J. Johnson, 4258 Bristol Ave., Klamath Falls, OR 97603

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

Gateway Business Bank, DBA Mission Hills Mortgage Bankers, 3815 S. 6<sup>th</sup> St., #140, Klamath Falls, OR 97603  
Amerititle, Address Not Available  
Federal National Mortgage Association, P.O. Box 650043, Dallas, TX 75265-0043  
Mortgage Electronic Registration Systems, Inc., PO Box 2026, Flint, MI 48501-2026400  
BAC Home Loans Servicing, LP, 400 National Way, Simi Valley, CA 93065

CONSIDERATION PAID \$126,446.36

File No.: 7021.28789

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

Deed Reference m04-29705

## TRUSTEE'S DEED

THIS INDENTURE, made March 7, 2012, between Northwest Trustee Services, Inc., hereinafter called the Trustee and Federal National Mortgage Association, hereinafter called the second party;

### RECITALS:

RECITALS: Heather L Johnson and Nathan J Johnson, as grantors, whose address is 4258 Bristol Avenue, Klamath Falls, OR 97603 executed and delivered to: Amerititle, as trustee, for the benefit of Mortgage Electronic Registration Systems, Inc. solely as nominee for Gateway Business Bank, DBA Mission Hills Mortgage Bankers, its successors and assigns, as beneficiary, a trust deed dated 05/07/04, duly recorded on 05/13/04 in the mortgage records of Klamath County, Oregon in Vol M04 Page 29705 and subsequently assigned to Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP by Assignment recorded as 2011-008202. 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 10/26/11, in 2011-011971.

After recording the Notice of Default, the trustee gave notice to the grantor(s) and/or occupants pursuant to 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;	Grantor	FOR COUNTY USE:
Federal National Mortgage Association P.O. Box 650043 Dallas, TX 75265-0043; Grantee		
After Recording Return to: Northwest Trustee Services, Inc. P.O. Box 997 Bellevue, WA 98009-0997      7021.28789		
Until a change is required all tax statements shall be sent to the following address: Federal National Mortgage Association P.O. Box 650043 Dallas, TX 75265-0043		

Consideration: \$126,446.36

The trustee has no actual notice of any person, other than the persons identified in the affidavit(s) and proof(s) of mailing and/or service, having or claiming any lien on or interest in the Property, entitled to notice pursuant to ORS 86.740(1)(b) or (1)(c).

Pursuant to the Notice of Trustee's Sale, one or more due public proclamations of the sale's postponement and/or an Amended Notice of Trustee's Sale, the trustee -- on March 2, 2012, at 10:00 a.m. in accord with the standard of time established by ORS 187.110, 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 said trustee by the trust deed -- sold the Property in one parcel at public auction to Federal National Mortgage Association for the sum of \$126,446.36, Federal National Mortgage Association being the highest and best bidder at the sale. The true and actual consideration paid for this transfer is the sum of \$126,446.36

NOW, THEREFORE, in consideration of the sum of \$126,446.36 paid by Federal National Mortgage Association in cash, the receipt of which 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 Federal National Mortgage Association all interest 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 Property, which is legally described as follows:

Lot 21 and the Easterly 2 feet of Lot 20 in SUNRISE PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Excepting the 80 feet thereof.

Commonly known as: 4258 Bristol Avenue, Klamath Falls, OR 97603

This conveyance is made without representations or warranties of any kind. By recording this Trustee's Deed, Grantee understands, acknowledges and agrees that the Property was purchased in the context of a foreclosure, that the trustee made no representations to Grantee concerning the Property and that the trustee owed no duty to make disclosures to Grantee concerning the Property, Grantee relying solely upon his/her/their/its own due diligence investigation before electing to bid for the Property.

IN WITNESS WHEREOF, the undersigned trustee has executed this document; if the undersigned is a corporation, it has caused its corporate name to be signed and its seal affixed hereto by an officer or other person duly authorized thereunto by order of its Board of Directors.

Jeff Stenman, Assistant Vice President

STATE OF WASHINGTON )  
COUNTY OF KING )  
 ) SS.

Jeff Stenman

I certify that I know or have satisfactory evidence that \_\_\_\_\_ is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as an Assistant Vice President of Northwest Trustee Services, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: March 7, 2012

NOTARY PUBLIC in and for the State of Washington, residing at King Co.

My commission expires 14/09/2012 2-23-2012

JULIE BOUFFLEUR  
STATE OF WASHINGTON  
NOTARY PUBLIC  
MY COMMISSION EXPIRES  
02-23-13

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 FEED TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.