

1st 179952

2012-004607
Klamath County, Oregon



00117520201200046070030031

05/02/2012 11:12:28 AM

Fee: \$47.00

TRUSTEE'S DEED

THIS INDENTURE, made May 1, 2012, between Northwest Trustee Services, Inc., hereinafter called the Trustee and Federal National Mortgage Association, hereinafter called the second party;

RECITALS:

RECITALS: Stephen M Armantrout, and Andrea C. Armantrout, as tenants by the entirety, as grantors, whose address is 10835 West Langell Valley Road, Bonanza, OR 97623-9714 executed and delivered to: First American Title Insurance of Oregon, as trustee, for the benefit of Mortgage Electronic Registration Systems, Inc. solely as nominee for Countrywide Bank, FSB, its successors and assigns, as beneficiary, a trust deed dated 12/26/07, duly recorded on 12/31/07 in the mortgage records of Klamath County, Oregon in 2007-021614 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 2011-012776. 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 12/15/11, in 2011-013833.

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;

Grantor

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 7021.10818

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

FOR COUNTY USE:

Consideration: \$210,181.59

F 41-

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 April 24, 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 \$210,181.59, 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 \$210,181.59

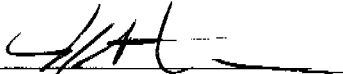
NOW, THEREFORE, in consideration of the sum of \$210,181.59 paid by Federal National Mortgage Association in cash, the receipt of which is acknowledged, and by the authority vested in the trustee by the laws of the State of Oregon and by the trust deed, the trustee does hereby convey Federal National 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:

See Legal Description

Commonly known as: 10835 West Langell Valley Road, Bonanza, OR 97623-9714

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.

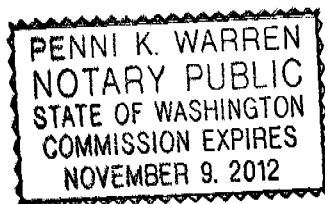
IN WITNESS WHEREOF, the undersigned trustee has executed this document; if the undersigned is a corporation, it has caused its corporate name to be signed and its seal affixed hereto by an officer or other person duly authorized thereunto by order of its Board of Directors.

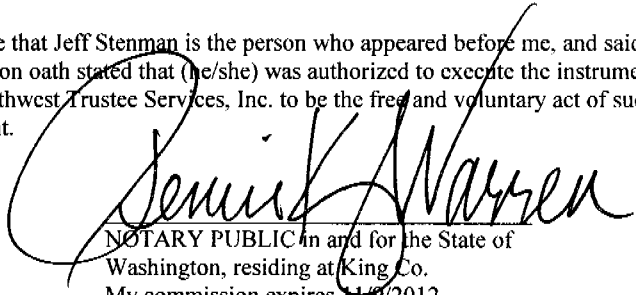

Jeff Stenman, Assistant Vice President
Northwest Trustee Services, Inc., Trustee

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Jeff Stenman 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: May 1, 2012




NOTARY PUBLIC in and for the State of
Washington, residing at King Co.
My commission expires 11/9/2012

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930

Legal Description

Real Property in the County of Klamath, State of Oregon, described as follows: A tract of land situated in the SW1/4 of the NW1/4 of Section 4, Township 40 South, Range 13 East of the Willamette Meridian, more particularly described as follows: Beginning at a 5/8" inch iron pin on the center stripe of the County road from which the West ¼ corner of said Section 4 bears South 39 degrees 59' 14" West 744.86 feet; thence North 1 degrees 14' 35" East, along an existing fence and its Southerly extension, 207.18 feet to an existing fence corner; thence North 89 degrees 19' 39" East, along an existing fence, 150.91 feet to an existing fence corner; thence South 01 degrees 48' 00" West, along an existing fence and its Southerly extension, 360.78 feet to a 5/8 inch iron pin on the center stripe of said County road; thence North 43 degrees 31' 14" West 209.21 feet to the point of beginning.

7021.10818