

2012-004788

Klamath County, Oregon



00117753201200047880020020

05/08/2012 08:53:37 AM

Fee: \$42.00

TRUSTEE'S DEED

Grantor's Name and Address:

Steven L. Adkins, Successor Trustee
PO Box 781
Corvallis, OR 97339

Grantee's Name and Address:

OSU Federal Credit Union
PO Box 306
Corvallis, OR 97339

After recording return to:

Steven L. Adkins
PO Box 781
Corvallis, OR 97339

**The true and actual
consideration for this
conveyance is \$68,648.39.**

**Until a change is requested
all tax statements shall be
sent to:**

OSU Federal Credit Union
PO Box 306
Corvallis, OR 97339

Tax Account Information:

Account No. 2309-002A0-03900-000; Key No. 699417; Code No. 051

RECITALS

Steven Troite and Tiffany Troite, PO Box 265, Foster, Oregon 97345, Grantor, executed and delivered to AmeriTitle, 525 NW 2nd Street, Suite 2, Corvallis, Oregon 97330, as Trustee, for the benefit of OSU Federal Credit Union, PO Box 306, Corvallis, Oregon 97339, as Beneficiary, a certain trust deed dated July 1, 2008, duly recorded on July 2, 2008, in the records of Klamath County, Oregon, as Microfilm No. 2008-009636 official records of said county. In said trust deed the real property hereafter described was conveyed to Trustee to secure, among other things, the performance of certain obligations of the Grantor to the Beneficiary. The Grantor thereafter defaulted in Grantor's performance of the obligations secured by the trust deed as stated in the notice of default hereafter mentioned and such default still existed at the time of the sale hereafter described.

Subsequent to the default, the beneficiary appointed Steven L. Adkins, attorney-at-law, PO Box 781, Corvallis, Oregon 97339, as Successor-Trustee by assignment dated November 22, 2011, Recorded December 15, 2011, as 2011-013819 microfilm records of Klamath County, Oregon.

By reason of the default, the owner and holder of the obligations secured by trust deed, being the Beneficiary or Beneficiary's successor in interest, declared all sums secured immediately due and owing; a Notice of Default and Election to Sell the real property and to foreclose the trust deed by advertisement and sale to satisfy Grantor's obligations was recorded in the mortgage records of Klamath County, Oregon, on December 15, 2011 as 2011-013820.

After recording of the Notice of Default and Election to Sell, the undersigned Trustee gave notice of the time for and place of sale of the real property as fixed by Trustee and as required by law; copies of the Trustee's Notice of Sale were served pursuant to ORCP 7D.(2) and 7D.(3) and/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), 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 any occupants of the property described in the trust deed in the manner in which a summons is served pursuant to the ORCP 7D.(2) and 7D.(3) at least 120 days before the date the property was sold, pursuant to ORS 86.750(1). 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 real property is situated, once a week for four (4) successive weeks; the last publication of

notice occurred more than 20 days prior to the date of such sale. The mailing, service, and publication of Trustee's Notice of Sale are shown by one or more affidavits or proofs of service duly recorded on or prior to the date of sale in the official records of county. The affidavits and proofs, together with the Trustee's Notice of Sale are incorporated in and made a part of this Trustee's Deed. 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 has complied with all requests for information from the Trustee as required by ORS 86.757 and ORS 86.759.

Pursuant to the Trustee's Notice of Sale the attorney for the Trustee on April 30, 2012, at the hour of 10:00 o'clock, AM, which was the day and hour set in the Notice of Default and Election to Sell and the Trustee's Notice of Sale, and at the place so fixed for sale, in accordance with the laws of the state of Oregon and pursuant to the powers conferred upon the Trustee by said trust deed, sold said real property in one parcel at public auction to the purchaser for the sum of \$68,648.39 being the highest and best sum bid for the property. The foregoing sum is the true and actual consideration paid for this transfer.

CONVEYANCE

NOW THEREFORE, in consideration of the sum paid by the Grantee in cash or by offset against the amount owed to Grantee as the Beneficiary of the Trust Deed, the receipt whereof is hereby 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 unto OSU Federal Credit Union, Grantee all interest which 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 following described real property, to-wit:

LOT 22, BLOCK 4, PLAT NO. 1204, LITTLE RIVER RANCH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. This is an unimproved lot in LaPine, Oregon.

IN WITNESS WHEREOF, the undersigned Trustee has executed this trust deed this 4th day of May, 2012.



Steven L. Adkins, attorney-at-law, Trustee

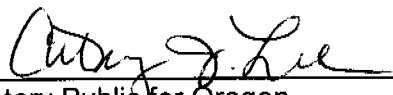
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER ~~ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11 CHAPTER 424,~~ OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

STATE OF OREGON)
) ss.
County of Benton)

Date: May 4, 2012

Personally appeared the above named Steven L. Adkins, attorney-at-law, as Trustee, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:



Notary Public for Oregon

