

NOT 91593

2012-007319

Klamath County, Oregon



00120702201200073190040041

07/03/2012 11:21:58 AM

Fee: \$52.00

After Recording Return to:
SHAPIRO & SUTHERLAND, LLC
1499 SE Tech Center Place, Suite 255
Vancouver, WA 98683
11-107724 FNMA

TRUSTEE'S DEED

THIS INDENTURE, Made this 2nd day of July, 2012, between Kelly D. Sutherland, whose address is 1499 SE Tech Center Place, Suite 255, Vancouver, WA 98683, hereinafter called trustee, and PHH Mortgage Corporation, hereinafter called the second party;

WITNESSETH:

RECITALS: Elisey Toran and Palagea Toran, as grantor, executed and delivered to First American Title Insurance Company of Oregon, as trustee, for the benefit of Rogue Federal Credit Union, its successors and/or assigns, as beneficiary, a certain trust deed dated October 13, 2005, duly recorded on October 14, 2005, in the mortgage records of Klamath County, Oregon, in Volume M05 at Page 66639. 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 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 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 on December 6, 2011, in Volume 2011, Page 013507 thereof.

SEND FUTURE TAX STATEMENTS TO:
PHH Mortgage Corporation
ATTN: REO Department
2001 Bishops Gate Blvd.
Mount Laurel, New Jersey 08054

CONSIDERATION AMOUNT:\$123,321.53

52pmf

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 him and 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 representative, 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 persons; 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 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, 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). The Trustee hereby certifies that any valid requests for information under ORS 86.757 have been responded to within the time allowed by statute. The Trustee also hereby certifies that all statutory requirements of ORS 86.737 were complied with in a timely manner.

Pursuant to said notice of sale, the undersigned trustee on June 29, 2012, at the hour of 10:00 AM PT, 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 86.775(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 him by said trust deed, sold real property in one parcel at public auction to the said second party for the sum of \$123,321.53, he being the highest and best bidder at such sale and said sum being the highest and best sum bid for said property. The true and actual consideration paid for this transfer is the sum of \$123,321.53.

NOW THEREFORE, in consideration of the said sum so 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 trust deed, the trustee does hereby convey unto the second party all interest which the grantor has 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:

KARREY L. KOMP
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
MARCH 19, 2015

Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

A tract of land situated in Lot 8 and Lot 9 Block 2 of Subdivision of Tracts 2B and 3, Homedale, in the NE 1/4 NE 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northeasterly corner of said Lot 8; thence South 00°00'09" East 154.90 feet to the Southeasterly corner of said Lot 8; thence North 50°57'37" West, along the line common to said Lots 8 and 9, 416.05 feet; thence North 76°34'13" West 42.68 feet to the West line of said Lot 9; thence North 00°20'00" East, along the West line of said Lots 8 and 9, 59.90 feet, more or less, to a point from which the Northwesterly corner of said Lot 8 bears North 00°20'00" East 77.10 feet; thence North 82°05'19" East 34.49 feet; thence North 89°48'06" East 69.57 feet to a point on the Northerly line of said Lot 8; thence South 55°04'30" East 317.83 feet to the point of beginning, with bearings based on recorded Survey No. 1303.

Tax Parcel Number: 548385