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2012-007634

Klamath County, Oregon



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Northwest Trustee Services, Inc.
P.O. Box 997
Bellevue, WA 98009-0997; Grantor

Bank of America, N.A.
101 S. Marengo Ave., 3rd Floor
Pasadena, CA 91101; Grantee

After Recording Return to:
Northwest Trustee Services, Inc.
P.O. Box 997
Bellevue, WA 98009-0997 9061.20001

Tax statements shall be sent to the following address:
Bank of America, N.A.
101 S. Marengo Ave., 3rd Floor
Pasadena, CA 91101

F 07/12/2012 11:11:41 AM

Fee: \$47.00

Consideration: \$51,453.95

TRUSTEE'S DEED

THIS INDENTURE, made July 11, 2012, between Northwest Trustee Services, Inc., hereinafter called the Trustee and Bank of America, N.A., hereinafter called the second party;

RECITALS:

RECITALS: Donald L. Stroud and Lois M. Stroud, as grantors, whose address is 4100 South 6th Street, Klamath Falls, OR 97603 executed and delivered to: First American Title Insurance Company, as trustee, for the benefit of Bank of America, N.A., a national banking association, as beneficiary, a trust deed dated 12/24/07, duly recorded on 12/28/07 in the mortgage records of Klamath County, Oregon in 2007-021572 and subsequently assigned to Bank of America, N.A. by Assignment recorded as . 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 02/21/12, in 2012-001893.

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.

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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

A tract of land situated in the NW1/4 SW1/4 of Section 2, Township 39 South, Range 9 E.W.M., more particularly described as follows:

Beginning at the brass plug marking the West quarter corner of said Section 2; thence South $0^{\circ}13'$ East along the Westerly line of said Section 2, a distance of 53 feet; thence North $89^{\circ}47'$ East, a distance of 30.00 feet to an iron pin on the Easterly right of way line of Summers Lane and the true point of beginning; thence continuing North $89^{\circ}47'$ East to the Westerly right of way line of U.S.B.R. "A" Canal; thence Southeast along the Westerly right of way line of said canal to the Northeast corner of that certain tract conveyed to Smith & Westvold by deed recorded January 28, 1964, in Deed Volume 350 at Page 590; thence South $89^{\circ}47'$ West 82.38 feet to the Westerly right of way line of Summers Lane, thence North $0^{\circ}13'$ West along the right of way line 159 feet; more or less to the point of beginning. EXCEPTING THEREFROM that portion conveyed to State of Oregon by and through its State Highway Commission by deed recorded May 6, 1964 in Volume 352 Page 573, records of Klamath County, Oregon.

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